



Home for Rent

**1860 Windjammer Drive
Woodbury, MN 55125**



Contact information:

33rd Company, Inc. Property Management

Property Manager: **Lynn Sedlack** (651) 777-5500 rentals@33rdcompany.com

Property overview

Located in Woodbury in the heart of Lakeview Knolls, this well maintained split-entry home, built in 1990, has 5 good-sized bedrooms, 2 baths, and 2300+ sq. ft of living area. The home features vaulted ceilings, a kitchen skylight, and cozy gas fireplace in the lower level Family room. Upstairs has a dining room, living room, eat-in-kitchen, three upstairs bedrooms, master bath, and a beautiful 3-Season Porch with a large adjoining deck. The kitchen has newer appliances including an over the range microwave, dishwasher, and self cleaning gas range. The lookout lower level has a family room that includes a gas fireplace with marble tile surround, laundry room with large capacity Washer and Dryer, two additional large bedrooms and a bathroom.

There is plenty of under stairs storage space in the lower level, as well as a large utility and laundry room which has a washer and dryer, ironing board, and lots of shelf and hangar space. The yard is professionally landscaped with an apple tree, and a delightful children's playhouse. The yard also has a newer chain-link fence and lockable swinging door. Enjoy this neighborhood, parks and trails!!

Close to parks, shopping and bike riding/walking trails. Near 3M / State Farm / Imation.

Property information

Rental price \$1575 per month
 Property type Single family home
 Year built 1991
 Bedrooms 5
 Baths 2
 Finished Sq. Ft. 2300+
 School District 833 (651) 458-6300
 Garage type 2 car Attached
 Fireplace 1 (Gas), Lower Level
 Utilities Paid by Tenant
 Pets Negotiable

Appliances included:

Refrigerator / Dishwasher / Microwave / Gas Range /
 Large Capacity Washer & Dryer / Water Softener

Rental agreement:

One year lease, security deposit (one month rent).



Main Level	Dimension	Main Level	Dimension	Lower Level	
Living Room	14 x 11	Master Bedroom	13 x 11	Family Room	25 x 14
Kitchen	11 x 10	Bedroom 2	11 x 10	Laundry	10 x 10
Dining Room	11 x 10	Bedroom 3	11 x 10	Bath	3/4
Deck	12 x 20	Bath (Shared)	Full	Bedroom #4	15 x 13
3 Season Porch	12 x 12			Bedroom #5	15 x 11
				Storage	LL



Our Associations



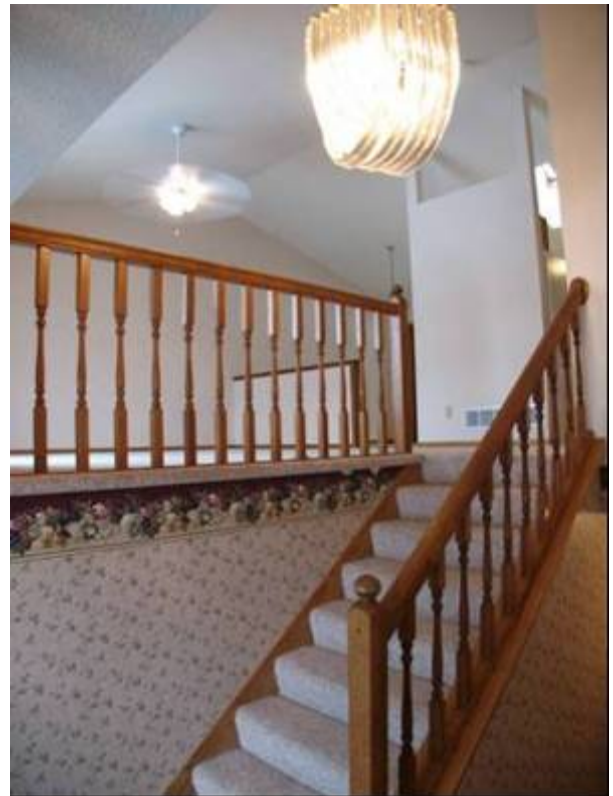
Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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Our professionally managed rental homes consistently are some of the best values in the twin cities area. Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in working order. We also provide a detailed community rental booklet with each property that offers utility hook-up numbers, referrals for discounted Trash services and cable, community information, and emergency contact information for maintenance issues. We aggressively respond to your needs to ensure that your home is enjoyable. Our proactive management helps residents enjoy their homes, reduces turnover, and allows us to consistently provide the best rental values in the twin cities area.

Once you find the home meeting your needs, you will submit a standard MHA rental Application for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$35.00 non-refundable application fee. All applications are processed using our consistent screening guidelines and will include criminal history check, credit history check, checking rental references and verifying income. Your rental application is processed in 1 to 2 days. We are committed to the letter and spirit of the United States Fair Housing policy for the achievement of equal housing opportunity throughout the nation.

Upon approval of your application it will be necessary for you to pay the first month's rent upon signing the Lease. The security deposit is due on the day you move into the property. You will have an opportunity to complete a walk-thru inspection on your move-in day to note any discrepancies, which can be corrected, and/or documented on your move-in sheet. We do not charge residents on move-out for any damage except that beyond normal wear & tear.



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33rd Company provides Property Management services and manages and leases residential properties in the greater Twin Cities Minneapolis and St. Paul metropolitan area including: Minneapolis, St. Paul, Afton, Andover, Apple Valley, Bayport, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Carver, Champlin, Chanhassen, Bloomington, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Excelsior, Falcon Heights, Farmington, Forest Lake, Fridley, Golden Valley, Hastings, Hopkins, Hudson, Hugo, Inver Grove Heights, Lakeland, Lake Elmo, Lakeville, Lino Lakes, Little Canada, Maple Grove, Maplewood, Mendota, Minnetonka, New Brighton, New Hope, Newport, North Oaks, North St. Paul, Oakdale, Oak Park Heights, Plymouth, Prior Lake, Richfield, Robbinsdale, Rochester, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, South St. Paul, Spring Lake Park, Spring Park, St Anthony, St. Louis Park, St. Paul Park, Stillwater, Vadnais Heights, Wayzata, West St. Paul, White Bear Lake, and Woodbury. We represent owners of residential rental properties, and provide rental management, leasing, rental referrals, and also structure rent to own and lease option programs that benefit owners and renters.

Service Keywords: Property Management MN, Property Management Minnesota, Property Management Minneapolis, Property Management St Paul, Property Management St. Paul, Property Management Saint Paul, managed services, Minnesota Twin Cities, St Paul, Minneapolis, Professional Services, Home Management, ROI, Commercial Real Estate Investment, real estate, houses for rent, rent to own, houses for rent Minneapolis, rent St Paul, rent twin cities, managed property, lease, rent, rental, manage, managed, sale, for sale, rent with option, buy a home, buy a town home, buy a home, suburbs, relocation, rent to own, home, town home, townhouse, duplex, furnished, corporate, experts, team.