



EXECUTIVE HOME FOR RENT

18905 Irvona Avenue
Lakeville, MN 55044



33rd Company, Inc. Property Management

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Property Overview:

Executive 4000+ SF Craftsman style home, which resides on a beautifully landscaped lot in a prime location in Lakeville. As you enter the main level you will be amazed at the beautiful open hardwood staircase with platform steps into either the entryway or kitchen area. The expansive kitchen offers ample hardwood cabinetry, stainless steel appliances and granite counters that are sure to impress the most discriminating chef. There is a large eat-in area as well as separate formal dining room that allows flexible entertaining.

This home features a large Master Bedroom with vaulted ceilings, an adjoining master bath with Jacuzzi tub and separate shower, walk-in closet, and a woodsy view that will take your breath away. The upper level includes 2 additional oversized bedrooms, a full shared bath, and a large Office/Den. There is also a large bonus room with all the space you need for an office, or den just off the main hallway.

The lower level features a full bar and large rec room as well as an additional bedroom and bath. Don't miss this rare gem of an opportunity in a Prime Lakeville location.

Property Information:

Property Type: Single Family Home
 Year Built: 2004
 Bedroom(s): 4+
 Bath(s): 4
 Fireplace(s): 1
 Garage Stall(s): 3 Car Attached
 Finished Square Footage: 4,802
 School District: 194 – Lakeville
 Pet Policy: 2 < 30lbs
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Month's Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D, Central A/C and Sprinkler System.
 Utilities: **To Be Paid By Tenant**



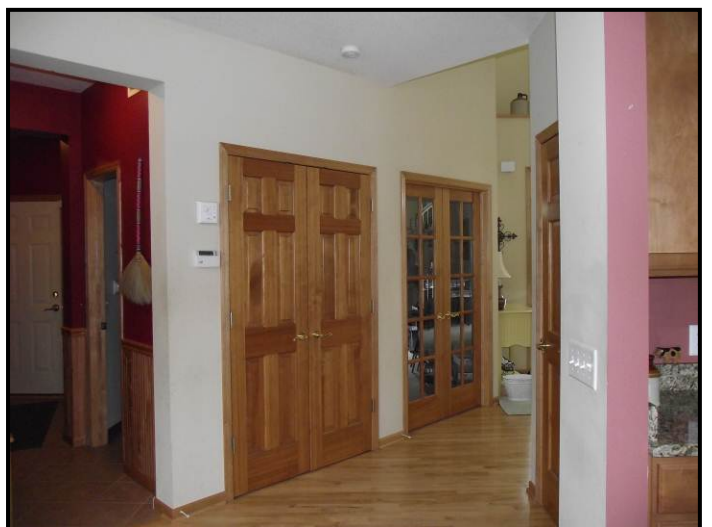
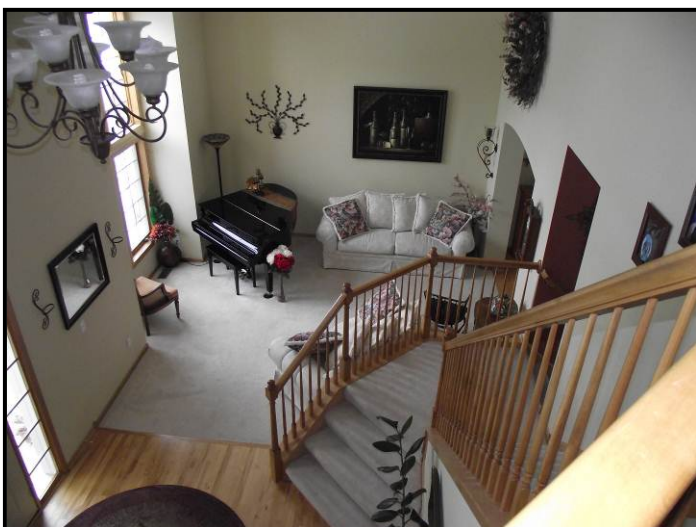
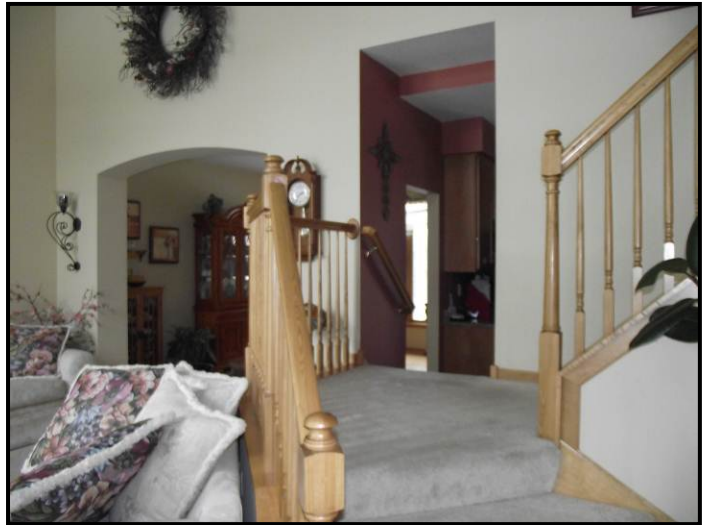
| Main Level | Dimension | Upper Level | Dimension | Lower Level | Dimension |
|-------------|-----------|-------------|-----------|-------------|-----------|
| Kitchen | 19 x 17 | Bedroom 1 | 17 x 14 | Rec Room | 30 x 16 |
| Dining Room | 13 x 12 | Bedroom 2 | 13 x 12 | Bedroom 5 | 13 x 11 |
| Living Room | 13 x 12 | Bedroom 3 | 13 x 12 | Storage | 13 x 11 |
| Great Room | 17 x 13 | Bedroom 4 | 13 x 13 | | |
| Office | 12 x 12 | | | | |

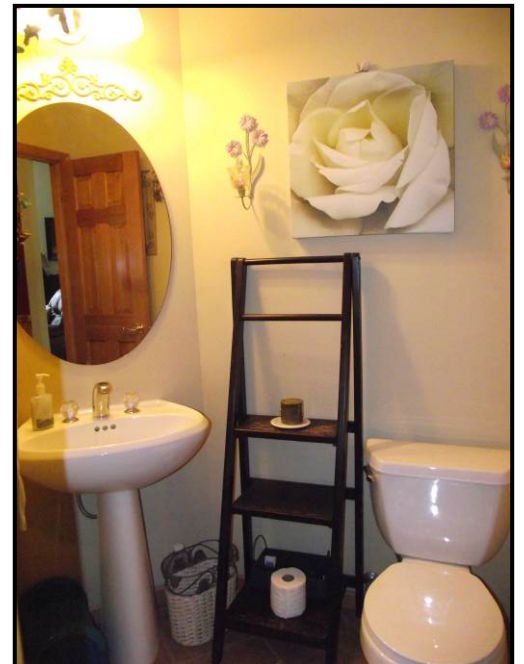


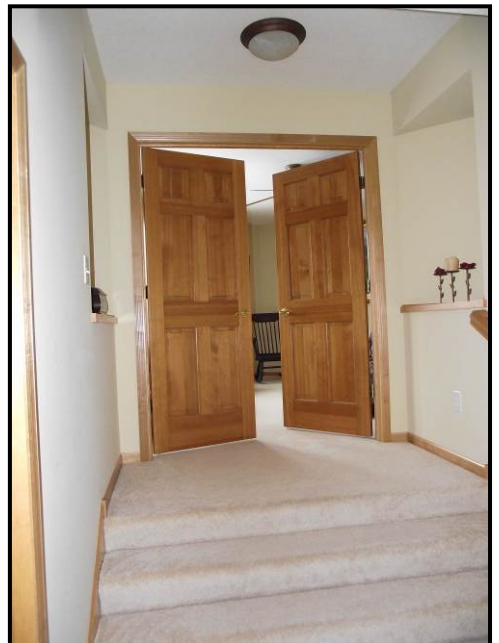
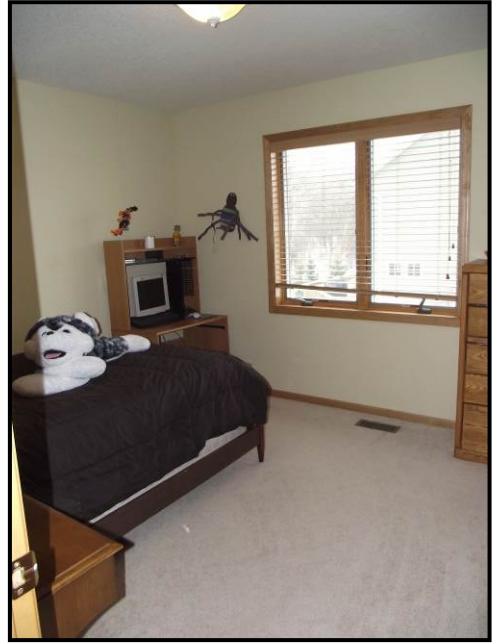
Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.



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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 \$40.00 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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