



**Home for Rent  
1952 Orchard Drive  
Woodbury, MN 55125**



Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
[www.33rdcompany.com](http://www.33rdcompany.com)

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**Property overview**

As you approach this beautiful Woodbury home, you will notice the front walkway that is surrounded by a retainer wall with beautiful landscaping and gardens. The foyer features a double coat closet with hardwood flooring, laundry center, mudroom with custom cubbies, and a large ½ bath. The Living Room and Dining room are off to the right of the foyer and boast large windows for natural lighting. The kitchen has abundant storage with the honey oak cabinetry and newer appliances including a side-by-side refrigerator, dishwasher, over-the-range microwave and electric stove. The informal dining area includes a sliding door leading to a spacious fenced back yard with gazebo, play structure, gardens and paver patio for entertaining. The cozy vaulted family room is just off the kitchen and warmed by an efficient Gas fireplace.

A large sky light brightens the upper level stairway. The master bedroom has 2 double closets, ceiling fan/light combination that looks onto the back yard. The master bath features a chandelier for elegance with a separate tub/shower and vanity. Completing the main level are 3 bedrooms with double closets, closet organizers and a full bath.

The lower level features an additional bedroom and bath along with a entertainment area, gas fireplace and office area. The attached garage is a 3 car offering lots of space for vehicles and storage.

## Property information

Property type	Single Family home
Monthly Rent	\$1775 per month
Year built	1998
Bedrooms	5
Baths	4 (Full)
Finished Sq. Ft.	3,180
Fireplace	2 (gas)
Fence	Yes
School District	833 – So. Washington County 651-458-6300
Garage type	3 car attached
Smoking	No
Pets	Negotiable
Lease Term	1 year, 18 months
Security deposit	Same as a month's rent
Appliances/Utilities	Stove, Refrigerator, Dishwasher, Microwave, Washer & Dryer (negotiable), Central air, Sprinkler System



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Living Room	18 x 15	Bedroom 1	15 x 14	Bedroom 5	21 x 12
Dining Room	12 x 11	Master Bath	8 x 8	Office	14 x 9
Kitchen	21 x 11	Bedroom 2	13 x 10	Family Room	30 x 11
Great Room	21 x 14	Bedroom 3	13 x 9		
Mud Room	ML	Bedroom 4	12 x 9		
Laundry Room	W&D				



*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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33<sup>rd</sup> 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.