



## HOME FOR RENT

**2013 Southcross Dr., W #808  
Burnsville, MN 55306**



Contact information:

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

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

### **Property overview**

Welcome to this cozy 2 Bedroom Town Home in a great condition. Centrally located in Apple Valley, this home features an open floor plan and is complete with nice landscaping a picturesque back yard, and a welcoming exterior that is association maintained. As you enter the home you will appreciate the large eat-in kitchen and adjacent dining room. The appliances include a range, dishwasher, and refrigerator as well as an over-the-range microwave. There is an abundance of tall hardwood cabinetry providing you with lots of space for your many cooking projects.

The main floor includes a large living room, and two good sized bedrooms including a large master bedroom. The main level is complete with an additional main floor Full bath and big linen closet for storage.

The upper level features a large loft, laundry and additional bathroom. The home is only a few blocks away from Earley Lake Park Pond, and is close to 150<sup>th</sup> St with easy access to I-35 for an easy commute to any Twin Cities location. Near shopping, schools, and local amenities.

**Property information**

Rental price \$1050 per month  
 Property type Town home  
 Year built 1993  
 Bedrooms 2+  
 Baths 2 (1-full, 1-1/2)  
 Fireplaces None  
 Finished Sq. Ft. 1,220  
 School District 191 - Burnsville, Eagan, Savage  
 952-707-2000  
 Garage type 2 car Attached  
 Smoking No  
 Lease term 1 year, 18 mo, 24 mo  
 Security Deposit Equal to 1 month's rent  
 Pets Negotiable  
 Utilities Snow & Lawn included, Sprinkler/Lawn care  
 Appliances included Refrigerator / Dishwasher / Microwave / Stove/ W&D / Central AC/Water softener



Main Level	Dimension	Upper Level	Dimension	Upper Level	Dimensions
Living Room	14 x 11	Bedroom 1	14 x 12	Loft	10 x 9
Dining Room	14 x 10	Bedroom 2	11 x 10	Laundry	W & D
Kitchen	11 x 9	Bath	Full		
Bath	1/2				



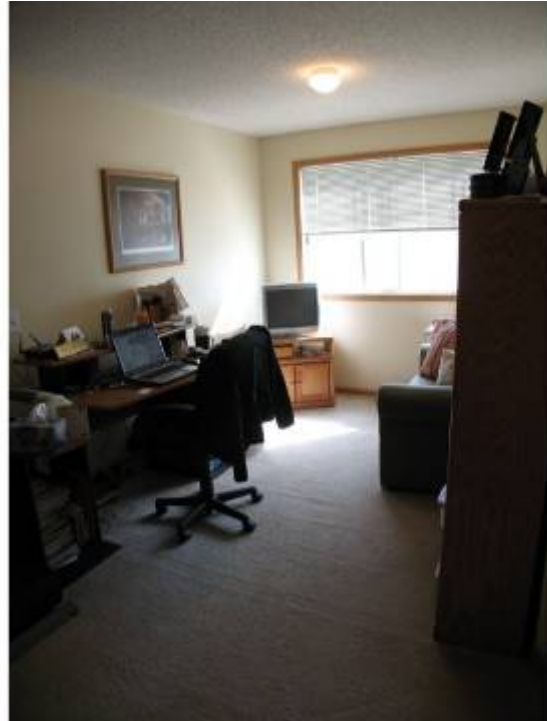
*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.*

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## **33rd Company Property Management is committed to making your search for a new rental home as friendly and convenient as possible!**

[Search our data base of Featured Properties](#), or call our Rental Hotline at (651) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

**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.