



## Home for Rent

**2200 Kings Drive  
Woodbury, MN 55125**



### 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 vibrant home in the Royal Oaks neighborhood of Woodbury with the best seats for 4<sup>th</sup> of July Fireworks. The ball fields, walking paths are just steps away. The cul-de-sac location provides quiet enjoyment of the neighborhood in all seasons.

Upon entering the home you are welcomed by the large vaulted ceiling in the living and dining rooms which has gas fireplace for additional warmth. The kitchen has been remodeled to include white cabinetry, breakfast bar and newer appliances. Wide plank wood flooring leads to the family room with the sliding glass door that opens to a private deck overlooking the yard accented with beautiful flowers and mature trees. The master bedroom has a ¾ bath and large closet with sliding glass doors. There is a second bedroom on this level and full bath. The lower level has 2 additional bedrooms and a family room

**Property information**

Rental price \$1575 / per month  
 Property type Single Family home  
 Year built 1977  
 Bedrooms 4  
 Baths 3 (1 full, 2- 3/4)  
 Finished Sq. Ft. 2,239 SF  
 School District 833 So. Washington  
 651-458-6300  
 Garage type 2 car attached  
 Fireplaces 1 (gas)  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 year  
 Security deposit Same as a month's rent  
 Appliances Stove, Refrigerator, Microwave, Dishwasher, Washer/Dryer, Central A/C, Air-to-Air Exchanger, Water softener (available additional cost)  
 Utilities Paid by Tenant



Main Level	Dimension	Main Level	Dimension	Lower level	Dimension
Living Room	14 x 14	Bedroom 1	12 x 11	Bedroom 3	15 x 12
Dining Room	10 x 10	Bedroom 2	10 x 10	Bedroom 4	10 x 11
Kitchen	10 x 13	Family Room	15 x 11	Amusement Room	25 x 10
Informal Dining	12 x 10	Deck	13 x 12	Work Shop	11 x 9



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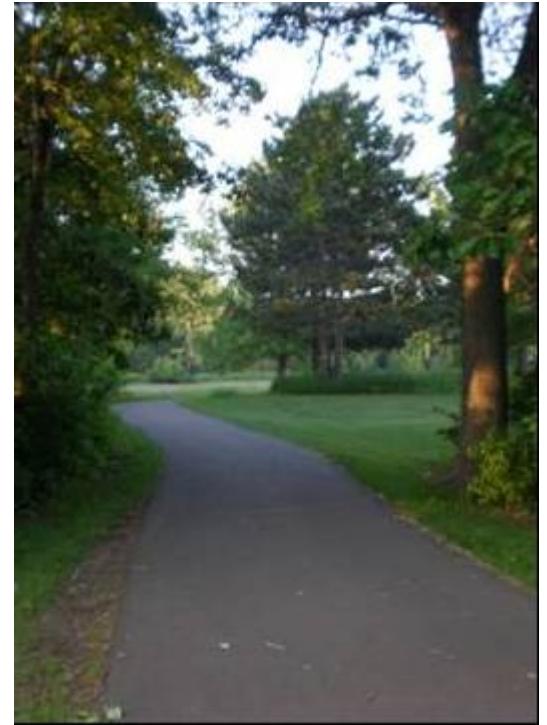
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**33rd Company Property Management** is committed to making your search for a new rental home as friendly and convenient as possible!

[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.