



Home for Rent
221 Lion Lane
Shoreview, MN 55126



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

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

Property overview

A woodsy retreat in a quiet Shoreview neighborhood. Recently remodeled with lots of new updates! As you enter the foyer of this four level split, you will be amazed at the vaulted ceilings which extend from the kitchen area up thru the Upper Level Family room. The kitchen features granite counter tops, newer appliances, and a wrap around breakfast bar. There is ample cabinet space as the cathedral vault in the kitchen allows for lots of room and light! The home features a wood fireplace in the lower level, with lots of space in this living room for game tables, or plenty of furniture for easy entertaining. The upper level of the home features a sun porch with a gas / river rock stone fireplace with oak walls and trim looking out to the large fenced back yard.

The master bedroom extends the vaulted accent in a spacious cozy design that will make you feel right at home. The master also has an in-room vanity, skylight, window bench, and large walk-in closet making this room a retreat as well as a bedroom. The master bath is a walk-thru with an oversized tub and separate shower. An absolutely beautiful home is waiting for you!

Property information

Rental price \$1695 / per month
 Property type Single Family home
 Year built 1985
 Bedrooms 3+
 Baths 3 (Full, ¾, ½)
 Fireplace 1 gas
 Finished Sq. Ft. 2575 SF
 School District 621- Moundsview
 651-639-6216
 Garage type 2 car (oversized)
 Smoking No
 Pets 2 < 60 pounds
 Lease Term 1 year
 Security deposit Same as a month's rent
 Appliances/Utilities Stove, Refrigerator, Dishwasher, Washer/Dryer, AC



Upper Level	Dimension	Main Level	Dimension	Lower level	Dimension
Living Room	16 x 16	Dining Room	14 x 9	Bedroom 3	12 x 12
Bedroom 1	15 x 20	Kitchen	14 x 11	Family Room	30 x 14
Bedroom 2	10 x 12	Foyer		Laundry Room	
4 Season	16 x 16				



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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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 \$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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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.