



HOME FOR RENT

2417 Chilcombe Ave
St. Paul, MN 55108



33rd Company, Inc. Property Management

www.33rdcompany.com

(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Recently upgraded home sitting only blocks from the St. Paul University of Minnesota Campus. This home features 4 bedrooms, large living and recreation rooms, and a nicely landscaped lot with play set. The large living room features a cozy brick fireplace and natural hardwood floors. The detached garage also has ample room for 2 cars and lots of additional storage space.

Near several Country Clubs and golf courses, this home has a lot to offer. Convenient access to I35 and both Minneapolis and St. Paul business districts, you will find yourself with an easy commute to any location.

Property Information:

Property Type: Single Family Home
 Year Built: 1924
 Bedroom(s): 4
 Bath(s): 2
 Garage Stall(s): 2 Car Detached
 Fireplace(s): 1
 Finished Square Footage: 2,000
 School District: 625 - St. Paul
 Pet Policy: Negotiable
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Microwave,
 Dishwasher, Washer/Dryer,
 Central Air conditioning
 And security system.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Living Room	13 x 23	Bedroom 1	11 x 17	Storage	
Dining Room	12 x 11	Bedroom 2	12 x 9	Utility	
Kitchen	14 x 11	Bedroom 3	11 x 8		
Family Room	17 x 18	Bedroom 4	12 x 9		




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!

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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.



1800 Wooddale Drive, Suite 100
Woodbury, MN 55125
Office: (651) 777-5500
Fax: (651) 777-5501
www.33rdcompany.com

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.