



HOME FOR RENT

2513 Parkway Place
Burnsville, MN 55337



33rd Company, Inc. Property Management

www.33rdcompany.com

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Property Overview:

Charming split entry home with large fenced in yard!

This home welcomes you into the main level of this home. Entertaining is made easy with a bright and open living room that opens to a formal dining area. Just off of the formal dining the kitchen can be found with eat-in dining and access to the deck and backyard area! Two large bedrooms and full bathroom complete this level!

The lower level of this home gives access to a family multifunctional area. A wood burning fireplace can be found here, along with a 2nd full bathroom and 3rd bedroom. Painting throughout gives this home additional warmth and appeal!

Located just off of Burnsville Parkway, this home is conveniently close to 35E for easy access to any highway!

Property Information:

Property Type: Single Family Home
 Year Built: 1976
 Bedroom(s): 3
 Bath(s): 2
 Fireplace(s): 1
 Garage Stall(s): 2 Car Attached
 Finished Square Footage: 2,000+
 School District: 191 – Burnsville,
 Eagan & Savage
 (952) 707-2000
 Pet Policy: 3 < 75lbs
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Month's Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant**

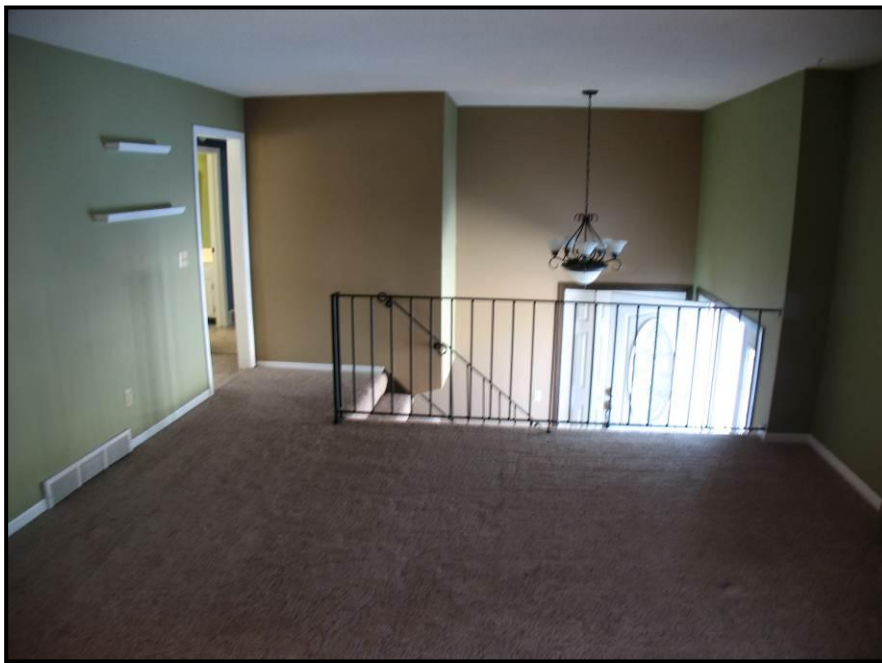


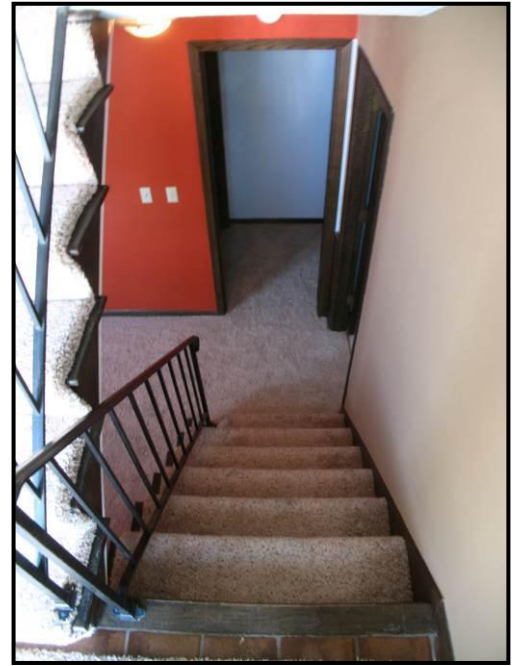
Main Level	Dimension	Main Level	Dimension	Lower Level	Dimension
Kitchen	13 x 12	Bedroom 1	13 x 13	Rec Room	12 x 11
Dining Room	12 x 10	Bedroom 2	13 x 11	Family Room	23 x 13
Living Room	22 x 14			Bedroom 3	13 x 13




Note: All information provided is deemed reliable but not guaranteed. ANY AND ALL requests must be made and accepted in writing. Tenant to verify all information prior to signing lease. © 2011, 33rd Company, Inc.







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Our professionally managed rental homes are consistently some of the best values in the Twin Cities area. Our homes are always spick-and-span when you take possession. We regularly schedule maintenance 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 info, 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. Renting made EASY at **33rd Company®**.

Home Rental Application

Once you find the home meeting your needs, you can schedule a [showing](#). After seeing the property, if you are interested in applying for a lease, you will submit a 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 for each adult. All applications are processed using our consistent screening [guidelines](#) and will include criminal history check, credit history check, checking rental references and verifying income. A copy of our guidelines can be provided upon request. 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, or [Pre-Lease Form](#). The security deposit and pet deposits are 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. Rental Prices typically reflect a discount for the resident performing basic yard care, and snow & ice removal, and carpet cleaning on move-out. Some of these services may be included with town home associations. Monthly Rent payments are automatically debited from your checking or savings account by [ACH/EFT Debit](#). Copies of our Lease Agreement and Application Disclosure are available upon request. All agreements shall be in writing. Contact one of our Associates today for more information.



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