



TOWN HOME FOR RENT

2514 49th Street East
Inver Grove Heights, MN 55076



33rd Company, Inc. Property Management

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Property Overview:

Covered front porch opens to the living/dining area. The home's color palette is warm and inviting. The living area opens to the kitchen with an open counter with breakfast bar area with bright, cheerful pendant lighting. Kitchen is open to the dining area and features ceramic tile with oversized maple cabinetry. The appliances include a smooth-top range, side-by-side refrigerator, built-in microwave and dishwasher. The back hall leads to a half bath, coat closet, and garage access.

An open staircase leads to the upper level that features a cozy loft area with a gas fireplace, which can be used as a den or office/ computer area. This area includes a built-in TV nook, and is wired for surround sound.

The large master bedroom has a vaulted ceiling and his-and-hers walk-in closets; one opposite the master bath, and the other connected to the master bath. The 2nd bedroom has a double closet. An additional full-bath services this level. The laundry area has a large-capacity washer and dryer and shelving storage.

Convenient location just minutes to Interstate 494, shopping, movie theater, and restaurants. More features include: 9-foot ceilings on the main level, recessed lighting, 6-panel doors, secure 2-car attached garage with opener and water spigot. Water, trash, snow/lawn care are included in the rental price.

Property Information:

Property Type: Town Home
 Year Built: 2004
 Bedroom(s): 2+
 Bath(s): 3
 Fireplace(s): 1
 Garage Stall(s): 2 Car Attached
 Finished Square Footage: 1,600
 School District: 199 – Inver Grove Heights
 (651) 306-7800
 Pet Policy: Negotiable
 \$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;**
 Lawn Care, Water, Snow & Trash Removal Included.




Main Level	Dimension	Upper Level	Dimension	Upper Level	Dimension
Kitchen	12 x 12	Bedroom 1	13 x 12	Laundry	
Dining Room	12 x 10	Bedroom 2	10 x 10		
Living Room	17 x 13	Loft	13 x 12		



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. © 2012, 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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