



## Home for Rent

**2578 49<sup>th</sup> Street East  
Inver Grove Heights, MN 55076**



### Contact Information:

33<sup>rd</sup> Company, Inc. Property Management  
[www.33rdcompany.com](http://www.33rdcompany.com)

(651) 777-5500 [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

### Property Overview

This is a lovely 2 bedroom plus loft townhome in Inver Grove Heights. As you enter the home through the covered front porch you will notice the large pens living & dining area painted with colors from a warm and inviting palette. The large living room offers light maple hardwood flooring with an attractive gas fireplace featuring built-ins and a TV nook. The living area opens to the kitchen with an open counter with breakfast bar area with bright, cheerful pendant lighting. The kitchen features light maple hardwood trim, with plenty of cabinet space and an island suitable for any cooking endeavor.

The upper level features an oversized master bedroom with a 2<sup>nd</sup> bedroom and loft. There is a shared bath and an upper level laundry that completes this level.

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**

Rental price \$ 1175  
 Property type Town Home  
 Year built 2005  
 Bedrooms 2 + Loft  
 Baths 2  
 Finished Sq. Ft. 1553  
 School District 199- Inver Grove Heights  
 651-306-7800  
 Garage type 2-car attached  
 (garage door opener)  
 Fireplace 1 (gas)  
 Smoking No  
 Pets Yes w/deposit  
 Security deposit Equal to 1 months rent  
 Appliances Refrigerator/Dishwasher/Microwave/Electric Range/Large Capacity W/Dryer  
 Utilities included Water/Sewer, Trash, Snow/Lawn Care



Main Level	Dimension	Upper Level	Dimension	Upper Level	
Living Room	14 x 13	Master Bedroom	17 x 12	Laundry	
Dining Room	12 x 12	Bedroom 2	14 x 12	2 <sup>nd</sup> Bathroom	
Kitchen	13 x 12	Loft	11 x 8		
Bathroom	1/2	.			



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!

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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 \$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.



2165 Woodlane Drive, Suite 101  
Woodbury, MN 55125  
Office: (651) 777-5500  
Fax: (651) 777-5501  
[www.33rdcompany.com](http://www.33rdcompany.com)

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.