



## Home for Rent

**3492 A Cherry Lane  
Woodbury, MN 55129**



### Contact information:

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

Property Manager: **Lynn Sedlack (651) 777-5500** [lynnsedlack@33rdcompany.com](mailto:lynnsedlack@33rdcompany.com)

### Property overview

Beautiful Newer Town Home located in Bailey's Arbor development in Woodbury. The community amenities include a pool within walking distance and tennis courts. Shopping, restaurants and many trails make this a great place to live.

Upon entering the home you will notice the neutral soothing palette and upgrades throughout the home. The living area is warmed by a fireplace and has a nook above for a TV. The dining area is lit by an attractive chandelier. The kitchen has stainless steel appliances, cherry cabinetry and a bar for casual dining with pendant lighting. There is a half bath that services this level.

The upper level master has a vaulted ceiling with a fan/light combination. There are two closets including a walk-in closet. There is a large master bath with separate soaking tub and shower. Two additional bedrooms with large closets and a full size bath services this level. The laundry and mechanicals are conveniently located on the upper floor.

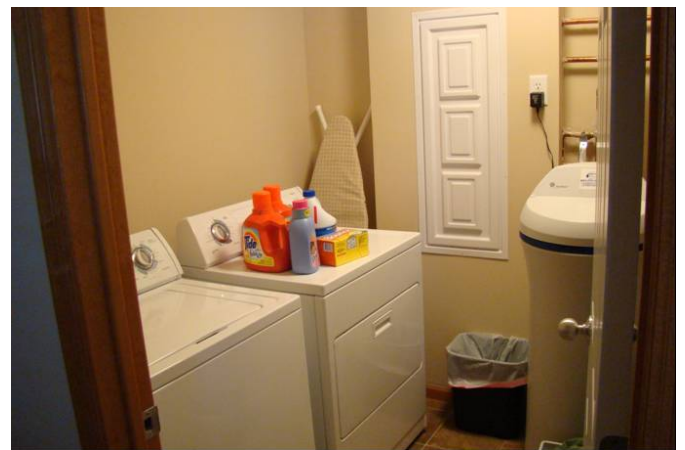
Additional features: neutral décor throughout, 9 foot ceiling on the main level, wood blinds

**Property information**

Available August 1st  
 Rental price \$1490 per month  
 Property type Town home  
 Year built 2005  
 Bedrooms 3 + Loft  
 Baths 3 (2 full, 1- ½)  
 Finished Sq. Ft. 1685  
 School District 833 – So Washington County  
 Garage type 2 car attached  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 year  
 Security deposit Same as a month’s rent  
 Appliances/Utilities Stove (gas), Refrigerator, Microwave, Dishwasher, Washer/Dryer, Central A/C  
 Snow/Lawn, Sanitation - Included



Main Level	Dimension	Upper Level	Dimension	Upper level	Dimension
Living Room	14 x 11	Bedroom 1	12 x 17	Bedroom 3	10 x 10
Dining Room	16 x 11	Bedroom 2	11 x 10	Loft	
Kitchen	12 x 11			Laundry	



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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**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.



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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, 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.