



Home For Rent
3520 Humboldt Ave S
Minneapolis, MN 55408



Contact information:

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Property overview

Welcome to this Mediterranean style 2 story home with vintage charm, short walking distance to Lake Calhoun and Uptown shops and restaurants. This open floor plan with lots of windows allows natural light, coved ceilings, hardwood floors and trim throughout. This home has large yard for entertaining, pets or your enjoyment.

The large living room is good size with a wood burning fireplace flanked by built in book shelves. A sun room with an abundance of windows letting in ample natural light is adjacent to the living room. The dining room transom windows and leads to the kitchen for easy entertaining. The kitchen has been remodeled with recessed lights, white cabinetry, granite countertops generous storage and a breakfast area. Appliances include an electric stove, microwave and built-in dishwasher making this cute kitchen very functional as well as elegant. There is a ¾ bath just off the kitchen.

The upper level features four bedrooms and decorative full bath. The landing allows access to a rear balcony. The lower level features a recently finished family/rec room with carpeting and shelving.

Property information

Rental price \$2275 per month
 Property type Single family home
 Year built 1925
 Bedrooms 4
 Baths 2 (2-Full, 1-3/4)
 Fireplaces Living room
 Finished Sq. Ft. 2,285
 School District Minneapolis
 612-668-0000
 Garage type 2 Car detached.
 Smoking No
 Lease term 1 year, 24 months
 Security Deposit Equal to 1 month's rent
 Pets 2 <35 #
 Appliances included Stove/Refrigerator/Dishwasher / Microwave / Washer & Dryer front loader/
 Central Heat & A/C; Security System available at additional cost
 Utilities included Tenant pays ALL



Main Level	Dimension	Lower Level	Dimension	Upper Level	Dimensions
Kitchen	11 x 12	Recreation Room	13 x 23	Bedroom 1	12 x 12
Living room	13 x 22	Utility / Storage		Bedroom 2	11 x 11
Dining room	12 x 14	Laundry Room	W & D	Bedroom 3	8 x 13
Sun Room	9 x 13			Bedroom 4	8 x 12



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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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.