



HOME FOR LEASE

**3721 Cardinal Way
Eagan, MN 55123**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

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Property overview

Executive 3000+SF sophisticated and uniquely styled home with European flair. This beautifully crafted home resides on a quiet, handsomely landscaped corner lot nestled between two cul-de-sacs. An open contemporary plan with vaulted ceilings and beautiful natural light throughout make this home a must see!

A welcoming foyer opens onto honey oak hardwood flooring and extends throughout a dining area ideally sized for entertaining. The gourmet kitchen features abundant custom cabinetry, a breakfast bar, and an expansive peninsula. Appliances include refrigerator with icemaker, electric range, garbage disposal, microwave, and dishwasher. Living room and stunning great room open to the kitchen and dining areas; great room features Italian porcelain tile warmed by in-floor radiant heat. French doors open onto the spacious backyard and patio ideally suited to summertime entertaining. A tiled mudroom leads to a convenient ground floor half-bath, as well as a 2-car garage with insulated doors.

Elegant upper level master's suite features vaulted ceilings, 2 ceiling fans with light fixtures, corner windows, and walk-in closet. The Arts & Crafts-styled master bath features stunning, custom-built 34"-high his and her vanities in maple, a luxurious soaking tub and separate shower. Three additional bedrooms on this level have vaulted ceilings with ceiling fans/light fixtures. Two of the bedrooms feature connecting lofts suitably sized to accommodate a twin bed or to be used as relaxing retreat spot. All bedrooms have double closet doors with closet organizers in place to maximize storage. A full bathroom services the remaining bedrooms on this level. The second-floor laundry room, with Kenmore washer and dryer, is unmatched for its exceptional storage, shelving and practicality.

A fully finished basement features sunny natural lighting, pergo flooring and Berber carpeting. A ¾ bath and closet allow the space to be used flexibly for entertaining, play or as a fifth bedroom. The basement, as well as the great room, is wired for surround sound. Spacious 1/3-acre yard features in-ground irrigation system, small garden, and deluxe swing set with cedar climber. The neighborhood offers an arts & science magnet school and is located minutes from Town Centre shopping, the Mall of America, and 35E for ease in commuting.

Property information

Rental price \$1875 per month
 Property type Single family home
 Year built 1992
 Bedrooms 4+
 Baths 4 (2 Full, ¾, ½)
 Finished Sq. Ft. 3000+
 School District 196 – Eagan, Rosemount,
 Valley-Eagan, 651-423-7700
 Garage type 2car Attached
 Pets Decided on a case by case
 basis
 Smoking No
 Lease term 1 Year minimum
 Security Deposit \$1975
 Appliances Refrigerator, Dishwasher, Microwave, Stove, Large Capacity Washer &
 Dryer/Water softener



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	15 x 11	Owner's Suite	21 x 12	Recreation Room	22 x 15
Great Room	26 x 15	Bedroom 2	11 x 11	Bath	3/4
Kitchen	11 x 11	Bedroom 3	11 x 11		
Dining Room	13 x 11	Bedroom 4	12 x 11		
Foyer	11 x 6	Laundry	10 x 8		
Mud Room	17 x 6				



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.