



**Home for Rent**  
**3733 39<sup>th</sup> Ave S.**  
**Minneapolis, MN 55406**



Contact information:

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

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

**Property overview**

This Tudor bungalow is a charmer. Every detail from the front door, hardwood floors, stone fireplace, French windows, built in buffet and gorgeous chandelier make this home irresistible. The kitchen is updated with stainless steel appliances and tiled floors. The main level also has updated full bath and 2 bedrooms.

Upper level has unique set up with a bedroom and a possible sitting area, office, or nursery with ¾ bath and walk in closet. Lower level is immaculate and has a great laundry area, lots of storage and possible recreation area.

The yard is private and has a large patio . There is a 2 car garage. This home is conveniently located near the light rail, river, shopping and movies!

**Property information**

Rental price \$1390 per month  
 Property type Single Family home  
 Year built 1927  
 Bedrooms 3 +  
 Baths 3 (1-full, 1- ¾, 1- ¼)  
 Finished Sq. Ft. 1,475  
 Fireplace 1-Wood burning  
 Fence None  
 School District 1- Minneapolis  
 612-668-0000  
 Garage type 2 car detached  
 Smoking No  
 Pets No cats; dogs negotiable  
 Lease Term 1 yr, 18 mo  
 Security deposit Same as a month’s rent  
 Appliances Stove, Refrigerator, Microwave, Washer/Dryer, Central A/C  
 Utilities Tenant Pays ALL, Snow removal/Lawn care – tenant responsibility



Main Level	Dimension	Main Level	Dimension	Upper level	Dimension
Living Room	17 x 14	Bedroom 1	11 x 9	Bedroom 3	12 x 8
Dining Room	11 x 10	Bedroom 2	11 x 9	Sitting Room	13 x 9
Kitchen	11 x 8	Patio	30 x 8	Office	12 x 8



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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**3rd Company Property Management** is committed to making your search for a new rental home as friendly and convenient as possible!

[Search our data base of Featured Properties](#), or call our Rental Hotline at (651) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

**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, 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.