



HOME FOR RENT

**3904 14th Ave S.
Minneapolis, MN 55407**



Contact information:

33rd Company, Inc. Property Management
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Property Manager: **Lynn Sedlack (651) 777-5500** lynnsedlack@33rdcompany.com

Property overview

This is a charming recently remodeled bungalow located in the Powderhorn area of Minneapolis. Three porches along with recent upgrades provide maximal enjoyment of all seasons. Close proximity to the area parks and schools is an added feature. It is situated between Highways 35W and 55 allowing for ease in commuting.

The welcoming entry way boasts a covered porch for relaxing on the warm summer evenings. The porch leads to a foyer with a handsome wooden door with decorative glass inserts. There is a sun porch in the front of the home surrounded by 2 sides of windows. This room leads to the open living and dining area with a ceiling fan and light combination. A recently remodeled kitchen has raised honey oak cabinetry, tiled backsplash, and track lighting for illumination with a peninsula that allows for additional counter

space. The 3 season porch leads to the fenced backyard and detached garage. There is a den and a bedroom on this level with attractive white paneled accents, deep closets and ceiling fan/light combination. A remodeled bathroom includes a ceramic tiled shower with glass block window and pottery barn accents that services the main level.

The upper level has a beautiful built in bookcase to showcase the family memorabilia. The hallway leads to 2 bedrooms with vaulted ceilings and a ¾ bath to service this level. There is hallway closet to provide additional storage. The lower level has an extensive storage area with built in closets. The mechanicals and laundry area located on this level have additional storage space.

Additional features: New carpeting for the upstairs and 3 season porch; newer water heater, work bench in basement; extensive storage in lower level

Property information

Rental price \$1395 per month
 Property type Single family home
 Year built 1916
 Bedrooms 3 + Den
 Baths 2 (1 Full, 1- ¾)
 Finished Sq. Ft. 1644 (basement 1008 SF unfin)
 School District 1- Minneapolis 612-668-0000
 Garage type 1-car Detached
 Pets 1 40# max
 Smoking No
 Lease term 1 Year minimum
 Security Deposit Same as months rent
 Appliances Refrigerator, Dishwasher, Stove, Washer & Dryer, Central Air
 Utilities Tenant Responsible



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	15 x 12	Bedroom 2	13 x 13	Laundry Room	
Dining Room	15 x 12	Bedroom 3	12 x 10	Storage Room	
Kitchen	12 x 10	Bath	3/4		
Bedroom 1	12 x 10				
4 Season Porch	11 x 7				
3 Season Porch	12 x 12				
Bath	Full				



Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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Our Associations




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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.