



## TOWN HOME FOR RENT

395 Bluebird Alcove  
Woodbury, MN 55125



**33<sup>rd</sup> Company, Inc. Property Management**

[www.33rdcompany.com](http://www.33rdcompany.com)

(651) 777-5500 [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

### Property Overview:

Welcome to this Bright, Light and Airy, Open Plan Southern Facing Rambler Style 4 Bedroom 3 Bathroom Home with Main Level Living. This attractive detached townhome features vaulted ceilings and attractive Oak Cabinetry and Trim throughout. The light neutral colors and convenient layout give you plenty of living flexibility. Sip your Coffee in the Large Eat-In Kitchen with Tall Oak Cabinets, Lazy Susan, Built-in Microwave, Dishwasher, Separate Pantry, or Relax on the Front Porch or 10 x 10 South Facing Deck. All is on the Main Level. There is even an outside front patio that is adjacent to the kitchen. Property is within walking distance to grocery, restaurants, shopping, walking trails.

The Large Master Bedroom features a Double Hung Walk-In Closet, Extra Linen Closet in Adjoining Master Bath. The guest bedroom and master bath are both large and well lit with natural light. There is a second bedroom that completes the main level. The lower level Walk-Out Features 9 Foot Ceilings, a Large Media/Living Room with 10 Feet of Built-In Cabinetry (Concealed DVD and Phone Storage in Drawers and Flip Down Drawer Faces) This Room is Ready for your Flat Screen TV! Completing this level are 2 additional Large Bedrooms and Bath w/ Linen Storage; Café/Kitchenette has a Full Size Sink, and Dinette Area. There is also a lower level BONUS 10 x 10 Workshop/Storage Area is a Craftsman's/Artisan's Paradise.

## Property Information:

Property Type: Detached Town Home  
 Year Built: 2000  
 Bedroom(s): 4  
 Bath(s): 3  
 Fireplace(s): 1  
 Garage Stall(s): 2 Car Attached  
 Finished Square Footage: 1,593  
 School District: 622 – Woodbury  
 (651) 748-7622  
 Pet Policy: Negotiable  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Term: 12+ Months  
 Security Deposit: One Month's Rent  
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.  
 Utilities: **To Be Paid By Tenant**; Lawn Care, Snow and Trash Removal Included.



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimension
Kitchen	14 x 14	Bedroom 2	12 x 10	Bedroom 3	13 x 10
Living Room	21 x 17	Porch	10 x 5	Bedroom 4	14 x 11
Bedroom 1	17 x 11			Media Room	18 x 17



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

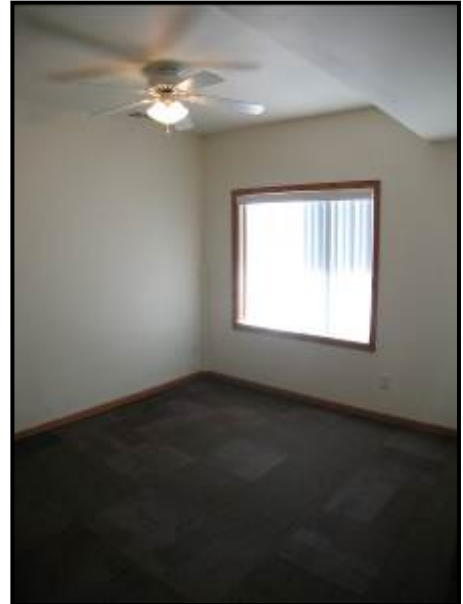


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**Our professionally managed rental homes are consistently some of the best values in the Twin Cities area.** Our homes are always spick-and-span when you take possession. We regularly schedule maintenance and repairs, so that your home is always in 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 info, 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. Renting made EASY at **33rd Company®**.

### Home Rental Application

**Once you find the home meeting your needs**, you can schedule a [showing](#). After seeing the property, if you are interested in applying for a lease, you will submit a rental [Application](#) for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$40.00 non-refundable application fee for each adult. All applications are processed using our consistent screening [guidelines](#) and will include criminal history check, credit history check, checking rental references and verifying income. A copy of our guidelines can be provided upon request. 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, or [Pre-Lease Form](#). The security deposit and pet deposits are 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. Rental Prices typically reflect a discount for the resident performing basic yard care, and snow & ice removal, and carpet cleaning on move-out. Some of these services may be included with town home associations. Monthly Rent payments are automatically debited from your checking or savings account by [ACH/EFT Debit](#). Copies of our Lease Agreement and Application Disclosure are available upon request. All agreements shall be in writing. Contact one of our Associates today for more information.



1800 Wooddale Drive, Suite 100  
Woodbury, MN 55125

Office: (651) 777-5500 | Fax: (651) 777-5501

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