



HOME FOR RENT

3970 Darling Drive
Woodbury, MN 55125



33rd Company, Inc. Property Management

www.33rdcompany.com

(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Brilliantly updated townhome that offers all the advantages of elegant housing!

As you enter this home you will immediately notice the vaulted ceilings and stunning chandelier that greet you in the foyer. From there is the spacious dining and great room that present many outstanding upgrades! The bright and beautiful rooms feature stained glass accents that are tactfully back lit, radiant teak flooring and cherry wet bar with blue backsplash – complete with a mini fridge! The fireplace is a dazzling focal point that is bordered with lovely cherry wood. The office also has vaulted ceilings and is complete with well-designed built in bookcases!

The kitchen has many custom modifications such as travertine backsplash, granite tiles and sink as well as cherry cabinets with nickel accents and an eye-catching maple ceiling with tiffany style light fixtures! The island has a Jenn Air Grill over ceramic tiled flooring. Under cabinet light fixtures with multiple settings make the kitchen a charming room with loads of functional style!

The bedrooms have plantain shutters and ceiling fans with lighting. The master bedroom has heated flooring and offers a sumptuous feel. This picture perfect bathroom has a 2 person marble heated jetted tub complete with lights and dimmer! The shower is also marble and the double vanity is cherry.

Property Information:

Property Type: Town Home
 Year Built: 2004
 Bedroom(s): 3+
 Bath(s): 3
 Fireplace(s): 1
 Garage Stall(s): 2 Car Attached
 Finished Square Footage: 1,978
 School District: 833 – So. Washington
 (651) 458-6300
 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 and Snow Removal Included.**



Main Level	Dimension	Main Level	Dimension	Upper Level	Dimension
Kitchen	21 x 13	Bedroom 1	16 x 16	Bedroom 2	13 x 12
Dining Room	15 x 10	Office	9 x 9	Bedroom 3	12 x 11
Living Room	15 x 15				



Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease. © 2011, 33rd Company, Inc.















33rd 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) 777-5560 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

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.



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