



HOME FOR RENT

3970 Virginia Avenue
Shoreview, MN 55126



33rd Company, Inc. Property Management

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(651) 777-5500

Property Overview:

A Woodsy Retreat in a Quiet Shoreview Neighborhood!

Welcome home to almost 3,000 square feet of space in this 5 bedroom 2 bathroom home. As you enter the foyer of this split level, you will be amazed at the vaulted ceilings which extend from the kitchen area up thru the family room. This home features newer appliances and a wrap around breakfast bar. There is ample cabinet space in the kitchen that opens to the rest of the first floor living space. The home also features a brick fireplace on the main level with lots of living area on the main and lower levels. The lower level space is great for game tables, or plenty of furniture for easy entertaining.

Private wooded back yard with a newly resurfaced deck is perfect for summer meals and entertaining. This home is located near Snail Lake Regional Park and close to HWY-694 and Rice Street.

Property Information:

Property Type: Single Family Home
 Year Built: 1976
 Bedroom(s): 5
 Bath(s): 2
 Garage Stall(s): 2 Car Attached
 Fireplace(s): 1
 Finished Square Footage: 2,646
 School District: 621 - Moundsvie
 (651) 639-6216
 Pet Policy: 2 < 25lbs
 \$500 Per Pet Deposit
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Main Level	Dimension	Lower level	Dimension
Living Room	21 x 14	Bedroom 1	13 x 13	Bedroom 4	12 x 10
Dining Room	13 x 11	Bedroom 2	13 x 10	Bedroom 5	12 x 10
Kitchen	12 x 11	Bedroom 3	11 x 10	Family Room	26 x 12
				Den	9 x 8



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 \$40.00 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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www.33rdcompany.com

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.