



## Home for Rent

**4653 Wyngate Way  
Forest Lake, MN 55025**



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 is a great retreat in an upscale townhome community in Forest Lake! As you enter this open and spacious 4 bedroom home you will immediately be impressed with the open floor plan, hardwood flooring, and many upgrades. The kitchen features an abundance of light hardwood cabinets and a center island providing ample counter space. There is a double sink, and newer all white appliances including an over-the-range microwave that adds function as well as elegance. There is an informal dining room adjacent to the kitchen allowing for flexibility with entertaining. The home has two beautiful decks on each side, with quiet views of the neighborhood pond and open areas.

The upper level features 4 good sized bedrooms, and two baths including a master suite and bath complete with a whirlpool tub and walk-in closets. Only blocks to Forest Lake, easy access to I-35 for quick commute.

## Property information

Rental price            \$1275 /Mo 1 Yr  
                               \$1200 / Mo 2 Yr

Property type          Town home  
 Year built                2007  
 Bedrooms                4  
 Baths                    3 (Full)  
 Finished Sq. Ft.        1,700  
 Fireplace                Gas  
 Fence                    None  
 School District        831 – Forest Lake  
                               651-982-8100

Garage type             2 Car Attached  
 Security Deposit       Equal to 1 months rent  
 Pets                      Negotiable  
 Appliances              Refrigerator, Dishwasher, Stove, Microwave, AC, W/D  
 Utilities                 Tenant Pays All; association includes lawn and snow care >2” association maintained common areas.



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Living Room	11 x 14	Bedroom 2	13 x 15	Foyer	LL
Dining Room	10 x 10	Bedroom 3	10 x 12	Garage	2 Car
Kitchen	10 x 11	Bedroom 4	10 x 12		
Bedroom 1 (UL)	10 x 11	Master Bath	3/4		
		Bath (Shared)	Full		



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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**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.