



HOME FOR RENT
4762 Heights Drive
Columbia Heights, MN 55119



33rd Company, Inc. Property Management
www.33rdcompany.com
(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Welcome to this updated one 1/2 story home in Columbia Heights!

This property features multiple spacious living areas throughout. With beautiful hardwood floors and many updates since 2002 this home is sure to be a perfect fit. 3 Bedrooms, 1 Bathroom, 2+ car garage and large private patio! Throw your ice scraper in the trunk because this 2+ car garage is sure to fit your vehicles and toys out of the Minnesota winters!

Property Information:

Property Type: Single Family Home
 Year Built: 1950
 Bedroom(s): 3
 Bath(s): 1
 Garage Stall(s): 2+ Car Detached
 Fireplace(s): 0
 Finished Square Footage: 1,322
 School District: 13 – Columbia Heights
 (763) 528-4500
 Pet Policy: 2 < 35lbs
 \$500.00 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Microwave, Washer/Dryer, and Central A/C.
 Utilities: **To Be Paid By Tenant**



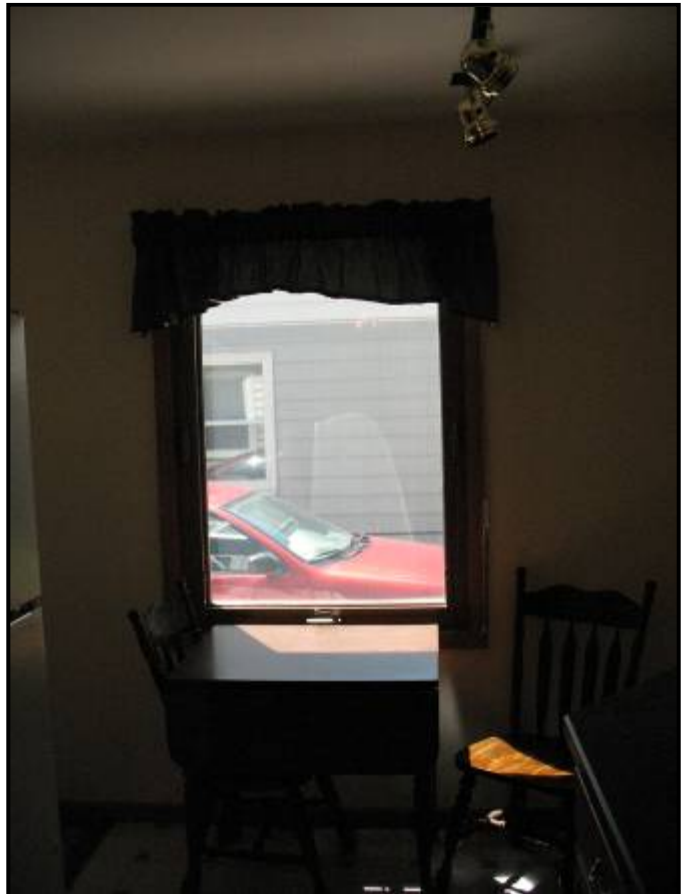
Main Level	Dimension	Main Level	Dimension	Upper Level	Dimension
Kitchen	15 x 8	Bedroom 2	11 x 9	Bedroom 2	16 x 12
Living Room	24 x 18	Patio	25 x 10	Sitting Room	15 x 6
Bedroom 1	15 x 13			Family Rm (LL)	24 x 10



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



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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) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

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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Woodbury, MN 55125

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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.