



## Home for Rent

**487 Hilltop Ave.,  
Roseville, MN 55113**



### Contact Information:

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

Woodsy home in the heart of Roseville. This cozy home features 2 bedrooms, a kitchen and dining room as well as and a living room, great room and fireplace all on the main level. As you enter this home you will like the clean design and layout. The kitchen features a gas range, and double sink, and built-in dishwasher. The adjacent dining room is open and connected to the kitchen for economical transitions.

The living room is carpeted with a large stone face fireplace and an attractive octagon transom window provide additional light. The large deck is just off the living room and has stairs to the woodsy backyard.

Close to Villa Park, McCarron Lake this home is located several blocks from Larpenteur and Dale Streets, and is just minutes from Hwy 36. Only a few blocks to Elmhurst Elementary.

**Property Information**

Rental price \$1075 per month  
 Property type Single family home  
 Year built 1951  
 Bedrooms 2  
 Baths 2 (Full, ¾)  
 Finished Sq. Ft. 900+  
 School District 702-Falcon Heights/Lauderdale/  
 Roseville 651-639-6216  
 Fireplace Wood  
 Smoking No  
 Pets Negotiable w/ deposit  
 Lease Term 1 year, 18 mo, 2 yr  
 Security deposit Equal to 1 month's rent  
 Appliances Stove, Refrigerator, Dishwasher, Washer/Dryer, Central Air



Main Level	Dimension	Main Level	Dimension	Lower Level	
Living Room	13 x 19	Bedroom 1	10 x 10	Unfinished	16 x 13
Kitchen	11 x 11	Bedroom 2	10 x 10	Bath -3/4	
Dining Room	11 x 8	Deck	11 x 11	UL storage	10 x 15
Bath	Full	Family Room	10 x 12		



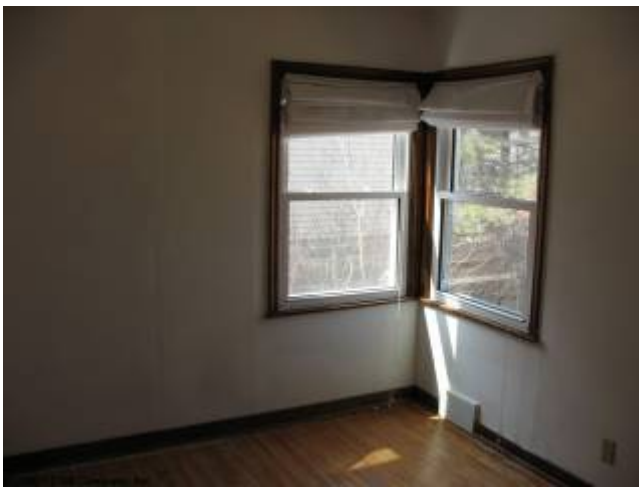
Our Associations



*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.



2165 Woodlane Drive, Suite 101  
Woodbury, MN 55125  
Office: (651) 777-5500  
Fax: (651) 777-5501  
[www.33rdcompany.com](http://www.33rdcompany.com)

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.