



## Home for Rent

**4951 Grenwich Ave N.  
Oakdale, MN 55128**



### 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**

Beautifully Updated Oakdale Town Home just off Hadley Ave with quick access to 494 & 36. Upon entering the home you will notice the neutral soothing textured palette and upgrades in lighting and hardware throughout the home. The living area is bright an open with an attractive ceiling fan and plenty of windows letting in an abundance of natural light. The dining area is lit by an attractive chandelier.

The kitchen has ceramic tile, honey oak cabinetry and an eat-in breakfast bar that makes this space perfect for entertaining. The kitchen also features newer white appliances and a large adjacent pantry. There is even an over the range microwave for added convenience. The large deck overlooks the natural wooded area next to this end unit home..

The upper level master has a fan/light combination with a walk in closet that has great storage space. There is an additional bedroom `with a shared Full bath that rounds out this level. The laundry and mechanicals are located on the lower level along with a large Den/Office or Living space that offers additional living flexibility. The garage offers custom storage cabinets and is insulated.

This home is ready to rent and will give you a trouble free lifestyle in a great central location.

## Property information

Rental price \$1075 per month  
 Property type Town home  
 Year built 1996  
 Bedrooms 2+  
 Baths 2 (1 full, 1- ½)  
 Finished Sq. Ft. 1,391  
 Fireplace No  
 Fenced No  
 School District 622-N. St. Paul/Maplewood  
 651-748-7622  
 Garage type 2 car attached  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 year  
 Security deposit Same as a month's rent  
 Appliances Stove, Refrigerator, Dishwasher, Washer/Dryer, Central A/C; Water softener  
 Snow/Lawn, Sanitation, Sprinkler System – covered by association  
 Utilities Paid by Tenant



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Living Room	17 x 14	Bedroom 1	15 x 11	Family Room	13 x 11
Dining Room	12 x 17	Bedroom 2	14 x 12	Laundry Room	LL
Kitchen	12 x 10	Bath (Shared)	Full	Utilities/Storage	LL
Bath	1/2				



Our Associations



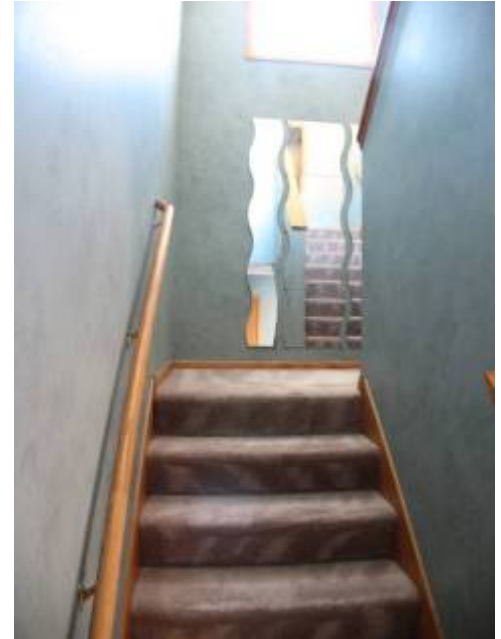
*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.*

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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.