



## HOME FOR RENT

5220 Kentucky Avenue North  
Crystal, MN 55428



**33<sup>rd</sup> Company, Inc. Property Management**

[www.33rdcompany.com](http://www.33rdcompany.com)

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### Property Overview:

Immaculate 2+ bedroom 2 bathroom single-family home on tree-lined street in Crystal! This charming home is filled with updates: new wood flooring and cushy carpeting throughout, new garage door and remote opener, and fresh paint inside and out. The kitchen appliances have recently all been upgraded to stainless steel. The kitchen also has new countertops and a large eat-in area.

The home features ceiling fans, new lighting with dimmers, and a large family room area on the lower level with lots of space. Adjacent to the family room is a generous bonus room/den that includes a full storage closet. The water heater and heating and cooling system have all been replaced and boast improved energy efficiency, keeping the temperature right and costs down.

The home has a spacious back yard with a patio and picnic table and has a central gas line hook up ready for a grill. It is located near parks, shopping, and a wide variety of restaurants. It also has easy access to Hwy's 100 & 169 and is 15 minutes to downtown Minneapolis.

**Property Information:**

Property Type: Single Family Home  
 Year Built: 1954  
 Bedroom(s): 2+  
 Bath(s): 2  
 Garage Stall(s): 1 Car Detached  
 Fireplace(s): 0  
 Finished Square Footage: 1,619  
 School District: 281 – Robbinsdale  
 (763) 504-8000  
 Pet Policy: 2 < 30lbs  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 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	Lower Level	Dimension
Kitchen	14 x 11	Closeted Bonus Room	18 x 13
Living Room	17 x 15	Family Room	24 x 11
Bedroom 1	13 x 10		
Bedroom 2	12 x 9		



*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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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, 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.