



## HOME FOR RENT

**5346 Emerald Way  
Apple Valley, MN 55124**



### 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**

Welcome to this cozy 2 Bedroom Rambler Town Home in great condition. Centrally located in Apple Valley, this home features an open floor plan, nicely landscaped private & picturesque back yard, and a welcoming exterior that is association maintained. As you enter the home you will appreciate the large eat-in kitchen and adjacent dining room. The appliances include a range, dishwasher, and refrigerator and there is ample tall hardwood cabinetry providing you with lots of space for your many cooking projects.

The main floor includes a large living room, and two good sized bedrooms including a master bedroom with a private  $\frac{3}{4}$  bath. The main level is complete with an additional main floor Full bath and big linen closet for storage.

The lower level features a large great room suitable for a pool table, home theater, or recreational use. There is also a large laundry room complete with washer and dryer, and utility room and storage. The home is only a few blocks away from Delaney Park Pond, and is close to Cedar Avenue for an easy commute. Near shopping, schools, and local amenities.

**Property information**

Rental price \$1175 per month  
 Property type Town home  
 Year built 1986  
 Bedrooms 2  
 Baths 3 (1-full, 2-3/4)  
 Fireplaces None  
 Finished Sq. Ft. 1,921  
 School District Rosemount/Apple Valley  
 Eagan  
 651-423-7700  
 Garage type 2 car Attached  
 Smoking No  
 Lease term 1 year, 18 mo, 24 mo  
 Security Deposit Equal to 1 month's rent  
 Pets 1 <50#  
 Utilities Snow & Lawn included  
 Appliances included Refrigerator / Dishwasher / Microwave / Stove/ W&D / Central AC/



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimensions
Living Room	19 x 12	Bedroom 1	14 x 15	Family Room	26 x 14
Dining Room	12 x 11	Bedroom 2	11 x 11	Laundry / Utility	Lower Level
Kitchen	13 x 13	Bath	Full, 3/4	Bath	3/4



*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 \$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  
SWoodbury, 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.