



## HOME FOR RENT

5630 Irving Avenue North  
Brooklyn Center, MN 55430



**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:

Enjoy the view of the park-like lawn in this cute recently remodeled rambler. This home features 3 bedrooms on the main level, a large dining room and a beautifully remodeled kitchen. The large 2 car garage also has an adjacent covered patio in the back yard that makes this home a perfect place for entertaining.

The wonderfully decorated kitchen features newer appliances with granite counter tops & stone backsplash. There is an eat-in dining room, as well as an adjacent formal dining room that provides flexibility and function to this attractive space. The large main floor living room features a huge bayed window that brings in an abundance of natural light. The 3 bedrooms and full bath complete this level. The lower level features a living area, den/office,  $\frac{3}{4}$  bath and laundry room, with laundry chute.

Only blocks from Grand View Park, and Hwy 100, this home has everything you need in a great location.

## Property Information:

Property Type: Single Family Home  
 Year Built: 1955  
 Bedroom(s): 3+  
 Bath(s): 2  
 Fireplace(s): 0  
 Garage Stall(s): 2 Car Detached  
 Finished Square Footage: 1,760  
 School District: 286 – Brooklyn Center (763) 561-2120  
 Pet Policy: Negotiable  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Term: 12+ Months  
 Security Deposit: One Month's Rent  
 Included Appliances: Stove, Refrigerator, Dishwasher, W/D and Central A/C.  
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimension
Kitchen	10 x 8	Bedroom 1	13 x 10	Den	16 x 9
Dining Room	11 x 7	Bedroom 2	10 x 10	Laundry	10 x 8
Living Room	22 x 13	Bedroom 3	11 x 9		



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

© 2010, 33<sup>rd</sup> Company, Inc.












**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.



1800 Wooddale Drive, Suite 100  
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.