



TOWN HOME FOR RENT

6089 Clarion Circle

Minnetonka, MN 55343



33rd Company, Inc. Property Management

www.33rdcompany.com

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Property Overview:

Welcome to this beautiful townhome loaded with upgrades located in the magnificent Clarion Hills development on the Minnetonka/Eden Prairie border.

The open plan main floor boasts a gorgeous eat-in kitchen with stainless appliances, granite countertops, tall cabinets, walk-in pantry, breakfast bar and room for a table and chairs where you can enjoy your morning coffee while gazing out the bay window. There is a lovely separate formal dining room perfect for entertaining and a sunny den with glass doors. The living room is well proportioned and has a gas fireplace for cozy nights. Also on this floor is the master suite with "His & Hers" walk-in closet and its own Master Bathroom with separate bath and shower!

Downstairs features a further two large neutral bedrooms and a family room with yet another gas fireplace. There is also a billiards and exercise room to complete this level. The deck and patio offer great views of the wooded area.

This development feels private and secluded but is still close to all the amenities of modern living. You are only minutes from Southdale and the Galleria but can still enjoy the outdoors on the many walking and biking trails nearby.

Property Information:

Property Type: Town Home
 Year Built: 2005
 Bedroom(s): 3
 Bath(s): 3
 Fireplace(s): 2
 Garage Stall(s): 2 Car Attached
 Finished Square Footage: 3,611
 School District: 270 - Hopkins
 (952) 988-4000
 Pet Policy: 1 < 35lbs
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Month's Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant;** Lawn Care, Snow and Trash Removal Included.



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimension
Kitchen	16 x 14	Bedroom 1	17 x 13	Bedroom 2	17 x 14
Dining Room	14 x 10	Den	11 x 11	Bedroom 3	15 x 12
Living Room	17 x 16	Laundry	9 x 7	Rec Room	21 x 16
				Exercise Room	14 x 12

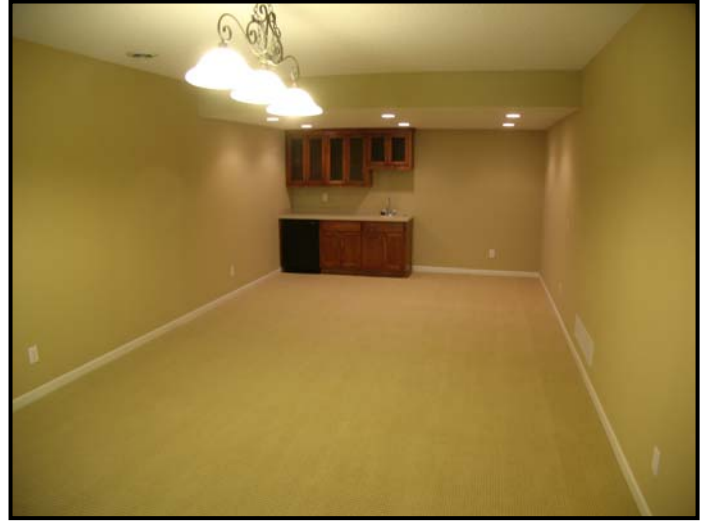


Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.




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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!

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Our professionally managed rental homes are consistently some of the best values in the Twin Cities area. Our homes are always spick-and-span when you take possession. We regularly schedule maintenance 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 info, 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. Renting made EASY at **33rd Company®**.

Home Rental Application

Once you find the home meeting your needs, you can schedule a [showing](#). After seeing the property, if you are interested in applying for a lease, you will submit a 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 for each adult. All applications are processed using our consistent screening [guidelines](#) and will include criminal history check, credit history check, checking rental references and verifying income. A copy of our guidelines can be provided upon request. 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, or [Pre-Lease Form](#). The security deposit and pet deposits are 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. Rental Prices typically reflect a discount for the resident performing basic yard care, and snow & ice removal, and carpet cleaning on move-out. Some of these services may be included with town home associations. Monthly Rent payments are automatically debited from your checking or savings account by [ACH/EFT Debit](#). Copies of our Lease Agreement and Application Disclosure are available upon request. All agreements shall be in writing. Contact one of our Associates today for more information.



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Woodbury, MN 55125

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33rd 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, Champlain, 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, Mahtomedi, 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.



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