



Home for Rent

**655 #B Woodduck
Woodbury, MN 55125**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

Property Manager: **Lynn Sedlack (651) 777-5500** lynnsedlack@33rdcompany.com

Property overview

The covered front entry leads to a welcoming foyer area with 2 glass pendant lights and a combination of neutral carpeting and vinyl flooring. The entry to the 2 car garage is just inside the foyer. A hall closet and laundry/mechanical room completes this level.

The main level has a cozy gas fireplace with raised brick hearth. The sliding patio door off the dining area opens to a deck with great views of the pond. The kitchen is open to the living room and the dining room area. A ½ bath services this level. The second level has a master bedroom attached to a walk thru bath and large walk in closet. The second bedroom has a large closet with bi-fold doors.

Property information

Rental price \$995 per month
 Property type Town home
 Year built 2001
 Bedrooms 2
 Baths 2
 Finished Sq. Ft. 1600+
 School District 622-No. St. Paul/Maplewood
 651-748-7622
 Garage type 2 car Attached
 Fireplace 1 (gas)
 Pets Negotiable
 Smoking NO
 Lease 1 year
 Utilities included Snow/Lawn care, Trash
 Appliances: Refrigerator/Dishwasher/Microwave, Electric Range/Large Capacity Washer & Dryer, Water Softener



Main Level	Dimension	Upper Level	Dimension	Lower level	
Living Area	18 x 17	Master Bedroom	15 x 12	Laundry/Storage	
Kitchen	8 x 9	Bedroom 2	12 x 10	Foyer	15 x 7
Dining Room	12 x 8	Bath	Full		
Bath	1/2				



Our Associations




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

© 2010, 33rd 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.



2165 Woodlane Drive, Suite 101
St. Paul, MN 551295
Office: (651) 777-5500
Fax: (651) 777-5501
www.33rdcompany.com

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, 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.

Service Keywords: Property Management MN, Property Management Minnesota, Property Management Minneapolis, Property Management St Paul, Property Management St. Paul, Property Management Saint Paul, managed services, Minnesota Twin Cities, St Paul, Minneapolis, Professional Services, Home Management, ROI, Commercial Real Estate Investment, real estate, houses for rent, rent to own, houses for rent Minneapolis, rent St Paul, rent twin cities, managed property, lease, rent, rental, manage, managed, sale, for sale, rent with option, buy a home, buy a town home, buy a home, suburbs, relocation, rent to own, home, town home, townhouse, duplex, furnished, corporate, experts, team.