



CONDO FOR RENT

689 Wentworth Avenue West, #101
Mendota Heights, MN 55118



33rd Company, Inc. Property Management

www.33rdcompany.com

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Property Overview:

Timeless exquisite Mendota Heights condo with almost 2,000 sq. ft. of space!

Flawlessly completely remodeled condo with 2 HUGE bedrooms and 2 superbly remodeled bathrooms. The first thing you'll notice when you enter is the extraordinarily large formal dining and living areas. This home has gorgeous built in shelves in the living area, additional dining off the kitchen, new ceramic tile floors in the kitchen, new light fixtures, new elegant window treatments, completely remodeled bathrooms with new ceramic tile, vanities and sinks, mirrors and towel racks, a large laundry room, lots of storage, and a master bedroom with almost 300 square feet alone. The second bedroom is also very large at 18 x 11 and almost 200 square feet. You'll notice the fresh paint and neutral décor make this condo an easy canvas to build upon. The condo also includes two underground heated parking spaces. Located in lovely Mendota Heights, the condo is near major interstates such as 35E and 494. Close to many new shops and restaurants, parks and lakes.

Property Information:

Property Type: Condominium
 Year Built: 1973
 Bedroom(s): 2
 Bath(s): 2
 Fireplace(s): 1
 Garage Stall(s): 2 Car Underground
 Assigned Parking
 Finished Square Footage: 1,810
 School District: 197 – West Saint Paul
 (651) 403-7000
 Pet Policy: NO
 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**



| Main Level | Dimension | Main Level | Dimension |
|-------------|-----------|------------------|-----------|
| Kitchen | 10 x 9 | Bedroom 1 | 23 x 13 |
| Dining Room | 14 x 11 | Bedroom 2 | 18 x 11 |
| Living Room | 19 x 14 | Inf. Dining Room | 10 x 8 |

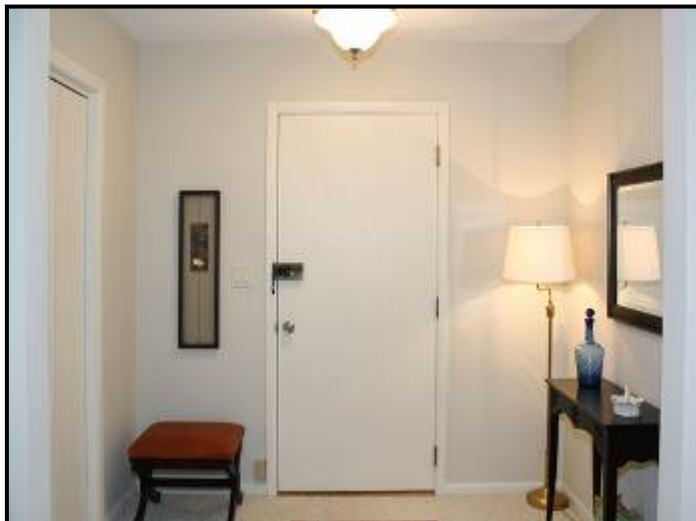


Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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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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