



## TOWN HOME FOR RENT

696 Cobblestone Way  
Shakopee, MN 55379



**33<sup>rd</sup> Company, Inc. Property Management**

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### Property Overview:

This is a welcoming 2+ bedroom town home with over 1400 SF of one level living space. Centrally located in Shakopee, this home is right across the street from a new park and is in close proximity to convenient shopping, Flying Cloud airport, Canterbury Downs, St. Francis Regional Medical Center and Highway 169 for easy commuting.

As you enter this upper floor Townhome you will be impressed with the vaulted ceilings, and windows on all three sides of this well planned end unit. The living and dining rooms are adjacent to the open and expansive kitchen that is complete with an eat-in bar, and elevated counter tops. There is lots of light hardwood cabinetry and storage space in the kitchen as well as white appliances including an over-the-range microwave. A full bath is well placed off the kitchen area. The upper level has the laundry center with oversized washer and dryer and shelving for additional storage. There are 2 large bedrooms and large walk-in closets. Clean and crisp, ready for an easy move-in!

## Property Information:

Property Type: Town Home  
 Year Built: 2004  
 Bedroom(s): 2  
 Bath(s): 2  
 Fireplace(s): 1  
 Garage Stall(s): 2 Car Attached  
 Finished Square Footage: 1,431  
 School District: 720 – Shakopee  
 (952) 496-5000  
 Pet Policy: Negotiable  
 \$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	Main Level	Dimension
Kitchen	13 x 10	Living Room	18 x 10	Bedroom 1	13 x 11
Dining Room	11 x 9	Family Room	16 x 11	Bedroom 2	11 x 11



*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 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.



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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.