



**713 Fairfield Circle
Minnetonka, MN 55305**



Contact information:

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

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

Property overview

This is a newer town home which resides in a relaxing setting of Minnetonka. Close to the shopping and restaurants at Ridgedale Mall, as well as a park with biking and walking trails. Relax and enjoy your lifestyle as Snow/Lawn care, cable TV, water/sewer and trash service are included in the monthly rent. A welcoming foyer with beautiful ceramic flooring opens to the expansive and open main level.

A well-planned kitchen with a center peninsula features oak cabinetry. Appliances include refrigerator, range, microwave and dishwasher. The kitchen is open to the large dining area. The spacious dining area has an attractive light fixture and will accommodate an intimate group for ease in entertaining. The large sliding glass door opens to a deck. Comfortable great room is adjacent to the dining area. A ½ bath services this level. The upper level owner's suite features a large bay window and walk-in closet. A shared, ceramic bath has a tub & shower combination. The second bedroom has a ceiling fan/light combination and large closet.

The one car garage is insulated and has an entrance to the lower level. The closet provides excellent storage and is adjacent to the large laundry center which includes a large capacity washer and dryer. There is a den just off the laundry center.

Property information

Available Now
 Rental price \$1195 per month
 Property type Town home
 Year built 1996
 Bedrooms 2 +
 Den Lower level
 Baths 1 Full, 1 1/2
 Finished Sq. Ft. 1502
 School District 270- Hopkins
 952-988-4000
 Garage type 1 car Attached
 Pets Yes w/ restrictions
 Security Deposit Equal to month's rent
 Appliances Refrigerator/ Dishwasher / Microwave / Stove (electric), W/D, Water Softener, Central A/C
 Utilities Water/Sewer, Trash, Cable – INCLUDED; all others tenant expense



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	18 x 12	Master Bedroom	17 x 11	Office	19 x 10
Dining Room	13 x 10	2 nd Bedroom	13 x 12	Laundry Storage	
Kitchen	13 x 9			Garage	



Our Associations




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!

[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 \$35.00 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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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.