



Home for Rent

**7261 Bagpipe Blvd.
Eden Prairie, MN 55347**



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 large 4 bedroom split-entry townhome centrally located in Eden Prairie. The upper level features a large kitchen with a wrap around counter. There is a double sink and over the range microwave and lots of cabinet space which adds function as well as form. The attached dining room is adjacent to the sliding doors which connect you to the deck.

The large living room is also open and inviting. The home boasts 4 large bedrooms with a Full bath on the upper level, and a ¾ bath on the lower level. The attached two car garage has a side entry door with a large driveway for additional parking. The home is near Willow Park, and is less than a mile from I-494 making this an easy commute to most twin city locations.

Property information

Rental price \$1295
 Property type Town home
 Year built 1981
 Bedrooms 4
 Baths 2 (1- Full, 1- ¾)
 Fireplaces 1
 Finished Sq. Ft. 1900
 School District #272 – Eden Prairie
 Garage type 2 Car Attached
 Smoking No
 Lease term 1 year lease minimum
 Security Deposit Equal to 1 month’s rent
 Pets No cats
 Appliances Refrigerator/Dishwasher / Microwave / Washer & Dryer / Stove
 Utilities Tenant Pays ALL; Lawn care included



Upper Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Dining room	9 x 9	Bedroom 1	11 x 12	Family Room	15 x 12
Living Room	17 x 13	Bedroom 2	11 x 10	Bedroom 3	16 x 9
Kitchen	9 x 9	Deck	10 x 12	Bedroom 4	13 x 13
Bath	Full			Garage / Misc	2 Car




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.



2165 Woodlane Drive, Suite 101
St. Paul, MN 55125
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, 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.