



HOME FOR LEASE

**7386 Timber Crest Dr. S
Cottage Grove, MN 55016**



Contact information:

33rd Company, Inc. Property Management
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Property overview

Welcome to this newer 2 bedroom townhome located in a convenient neighborhood in Cottage Grove.

As you enter this home, you will notice the covered front entry leading to a large welcoming foyer area with a beautiful pendant light and neutral carpeting. The laundry and storage area on the lower level provides a great work space. There is an additional closet for storage under the stairs.

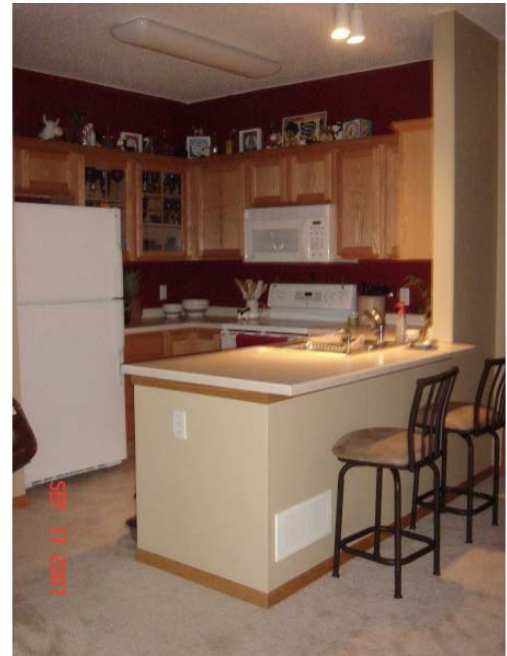
The lower level leads up to a comfortable and open main living area. The main level boasts a vaulted ceiling and cozy gas fireplace. There is wonderful natural light that with a southern facing transom window. The sliding patio door opens to a large deck off the front of the home. The kitchen is open to the living room and a breakfast bar. Completing the main level is a bedroom and full bath.

The upper level features a large loft area that overlooks the main living room. The master bedroom has a double closet with built in closet organizers. There is a ¾ bath that services this level and has built in cabinetry and a pedestal sink.

Close to schools and shopping, this home is near Hwy 61 for an easy commute!

Property information

Rental price \$1075 per month
 Property type Town Home
 Year built 2005
 Bedrooms 2
 Baths 2 (1-full, 1-3/4)
 Fireplaces 1 (gas)
 Fence None
 Finished Sq. Ft. 1,583
 School District 833-So. Washington Cnty
 651-458-6300
 Garage type 2 car Attached
 Smoking No
 Lease term 1 year lease minimum
 Security Deposit Equal to 1 month's rent
 Pets NO Cats – dog <40#
 Appliances included Stove / Refrigerator / Dishwasher /
 Microwave / Washer & Dryer / A/C
 Utilities included Lawn service, snow and trash removal included sprinkler system (Association maintained)



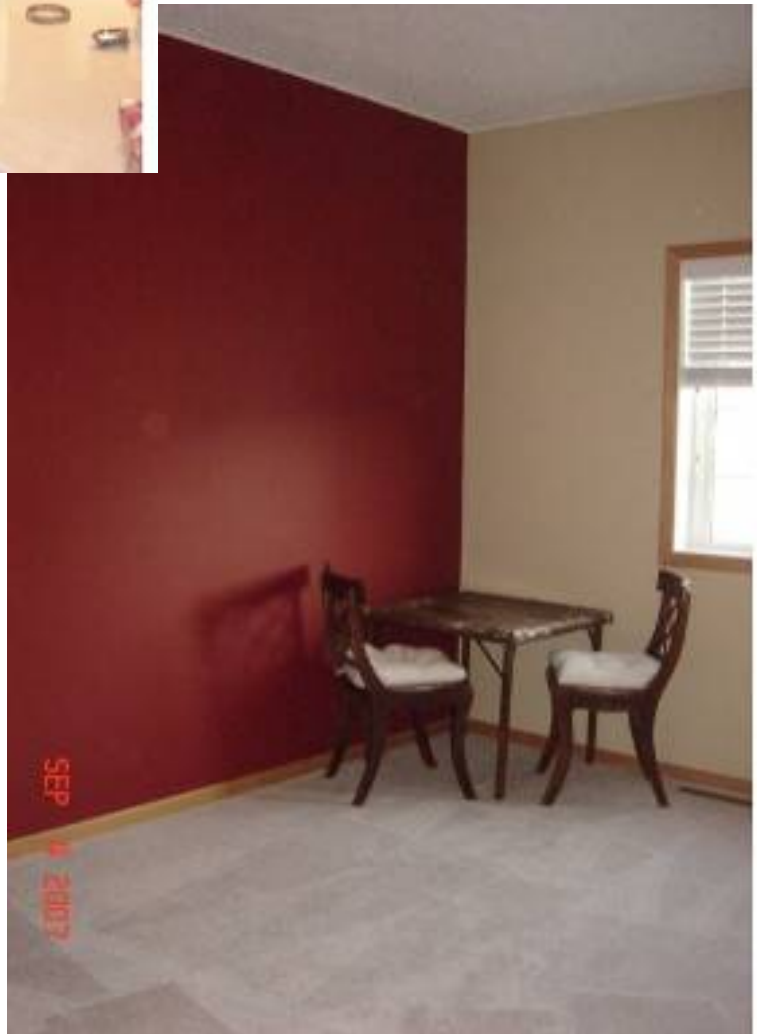
Main Level	Dimension	Upper Level	Dimension	Upper Level	Dimensions
Foyer	14 x 6	Living Room	14 x 14	Loft	12 x 9
Laundry storage	8 x 11	Dining Room	10 x 7	Bedroom 2	16 x 13
Garage	2 Car	Kitchen	8 x 8	Bath	3/4
		Bed 1	13 x 11		
		Bath	Full		



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 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.