



## HOME FOR RENT

7425 Hidden Valley Trail South  
Cottage Grove, MN 55016



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

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(651) 777-5500 [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

### Property Overview:

Entering this beautiful two story home you will be immediately impressed with the gleaming hardwood floors throughout much of the main level area. The kitchen has plenty of cabinets and a great center island for an extra working space or a casual eating area. For more formal dining, there is a separate dining room located off the kitchen. Also on this level is a den or office area. A powder room and laundry room complete this main level of living area.

All three bedrooms are conveniently located upstairs. The master bedroom has a private bathroom and a sitting room/office, accessible by French doors off the master bedroom. A full bath services the other bedrooms.

On the lower level there is a massive family room, complete with built in shelving and office space. There is also a bathroom on this level.

The extensive and breathtaking landscaping makes this back yard a place you'll want to spend a lot of time relaxing or entertaining.

## Property Information:

Property Type:	Single Family Home
Year Built:	1989
Bedroom(s):	3
Bath(s):	3.5
Fireplace(s):	0
Garage Stall(s):	2 Car Attached
Finished Square Footage:	3000+
School District:	833 – So. Washington (651) 458-6300
Pet Policy:	2 < 25lbs (no cats) \$500 Per Pet Deposit
Smoking Policy:	NO
Lease Term:	12+ Months
Security Deposit:	One Month's Rent
Included Appliances:	Stove, Refrigerator, Dishwasher, Washer and Dryer, Central A/C, and Water Softener.
Utilities:	<b>To Be Paid By Tenant</b>



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Living Room	11 x 12	Master Bedroom	15 x 16	Family Room	21 x 14
Kitchen	15 x 19	Sitting Room Off Master	11 x 13	Craft Room	20 x 14
Dining Room	14 x 16	Bedroom 2	14 x 11	Office	12 x 12
Den	12 x 12	Bedroom 3	11 x 11		
Laundry Room	12 x 6				



*Note: All information provided is deemed reliable but not guaranteed. ANY AND ALL requests must be made and accepted in writing. Tenant to verify all information prior to signing lease. © 2011, 33rd Company, Inc.*





















**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 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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**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, Champlain, 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, Mahtomedi, 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.

