



HOME FOR LEASE

**7801 119th Ave. N.
Champlin, MN 55316**



Contact information:

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

(651) 777-5500 rentals@33rdcompany.com

Property overview

Welcome to this 5 bedroom split entry home in Champlin not far from the Mississippi!

This well cared for home features 3 of the 5 bedrooms on the upper level along with the living room, kitchen, dining room, and the wonderful four season porch with a rustic feel that will lead out to the deck for entertaining. The other 2 bedrooms are located on the lower level. Included on this lower level you will find a very large family room with a gas fireplace that has plenty of space for any indoor activities. The blue shed is NOT included.

This home is on a quiet cul de sac close to Andrews Park!

Property information

Rental price \$1495 per month
 Property type Single family home
 Year built 1983
 Bedrooms 5
 Baths 2 (1-Full, 1 ¾)
 Fireplace 1 (gas)
 Fence Partial
 Finished Sq. Ft. 2208
 School District #11 Anoka/Hennepin
 763-506-1000
 Garage type 2 car Attached
 Pets Negotiable
 Smoking No
 Lease term 1 Year
 Security Deposit 1 Months Rent
 Appliances Stove, Refrigerator, Dishwasher, Microwave, Washer & Dryer, Water softener, Central A/C



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Upper Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	23 x 12	Bedroom 2	12 x 12	Bedroom 4	11 x 11
Dining Room	12 x 11	Bedroom 3	12 x 12	Bedroom 5	11 x 10
Kitchen	12 x 10	Four Season Porch	12 x 12	Family Room	24 x 27
Bedroom 1	12 x 12	Deck	12 x 14		



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Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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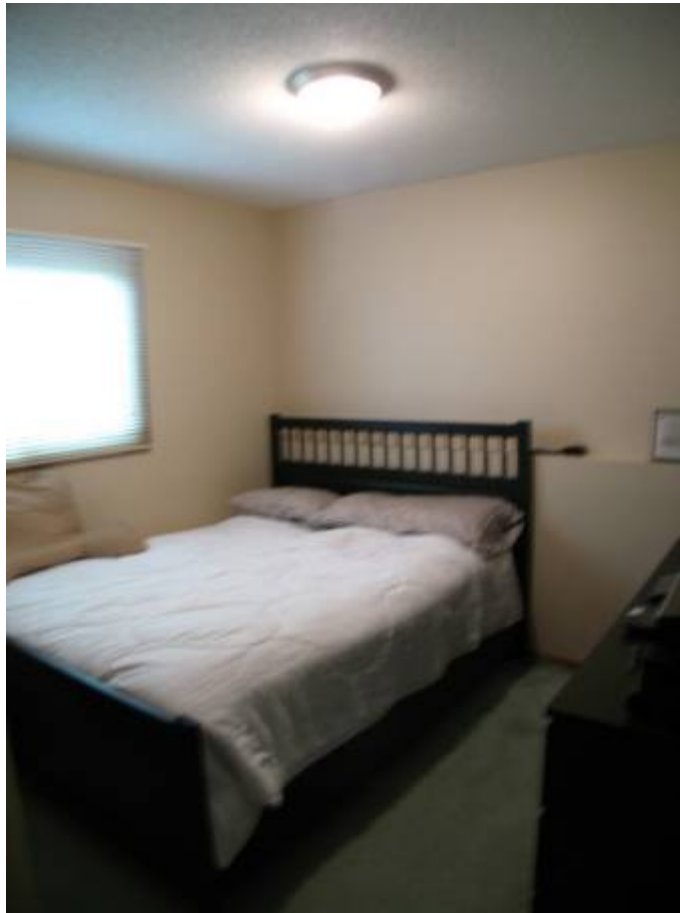


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33rd Company Property Management is committed to making your search for a new rental home as friendly and convenient as possible!

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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 \$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.



2165 Woodlane Drive, Suite 101
Woodbury, 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, 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.