



HOME FOR RENT
788 Woodridge Court
Mahtomedi, MN 55115



33rd Company, Inc. Property Management

www.33rdcompany.com

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

Property Overview:

Stunning Elegant Executive Home in Wildridge!

Come home to this 4500+ square foot executive home in Mahtomedi. Features include a gourmet kitchen with granite countertops, cherry cabinets and stainless appliances. The butler's pantry is an exceptional feature for extra storage space off the kitchen. The living area features 20ft ceilings with beautifully crafted windows all around the fireplace. The home has not only an office with built-in shelves, but a gorgeous library with custom woodwork throughout.

The lower level features built in wine racks, a sauna, another large fireplace, and a recreational room with tons of built-in shelving. There is also a wet bar, pool table, and lots of space for your family to relax and enjoy all the amenities this home has to offer. The wonderfully landscaped back yard walks out to a stunning patio area, great for summer dinners. The landscape and snow removal are included with this home. Don't miss out on luxury living at its best!

Property Information:

Property Type: Single Family Home
 Year Built: 1992
 Bedroom(s): 5
 Bath(s): 4
 Garage Stall(s): 3 Car Attached
 Fireplace(s): 2
 Finished Square Footage: 4,511
 School District: 832 - Mahtomedi
 (651) 407-2000
 Pet Policy: 2 < 25lbs
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, 2nd Refrigerator, W/D, Sauna and Central A/C.
 Utilities: **To Be Paid By Tenant;** Snow removal and lawn care included.



Main Level	Dimension	Upper Level	Dimension	Lower level	Dimension
Living Area	17 x 13	Bedroom 1	17 x 17	Laundry	15 x 11
Kitchen	22 x 16	Bedroom 2	13 x 12	Rec Room	36 x 14
Dining Room	14 x 12	Bedroom 3	13 x 11	Bedroom 5	13 x 11
Den/Office	13 x 13	Bedroom 4	13 x 12		
Family Room	20 x 17				



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

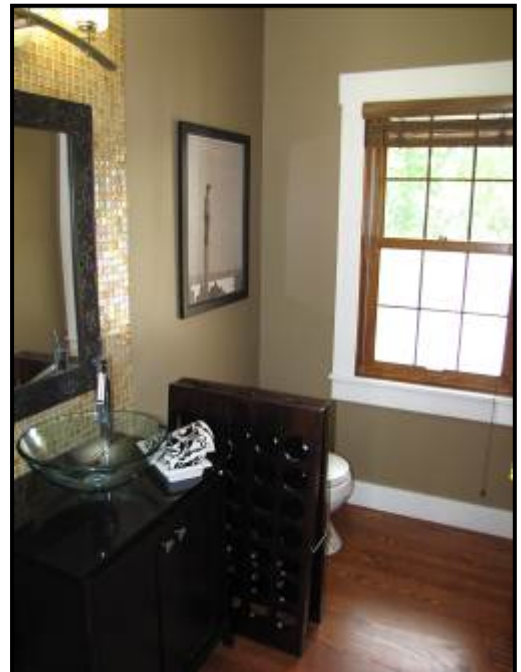


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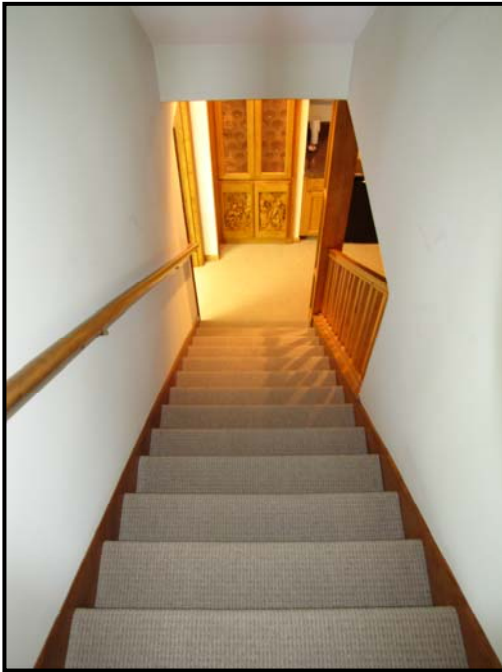















33rd Company Property Management is committed to making your search for a new rental home as friendly and convenient as possible!

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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.



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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.