



## Home for Rent

**8799 Branson Drive  
Inver Grove Heights, MN 55076**



(c) 33rd Company, Inc.

### Contact information:

33<sup>rd</sup> Company, Inc. Property Management  
[www.33rdcompany.com](http://www.33rdcompany.com)

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

### Property overview

Cozy 2 bedroom townhome in Inver Grove Heights!

This townhome has a spacious open living, kitchen, and dining area. Terrific sunlight pours in from the many windows that complete this home. The master bedroom has a huge walk-in closet and the master bath has an over-sized corner Jacuzzi tub for relaxing with a separate shower. The appliances include a range, refrigerator, built-in microwave and dishwasher.

Convenient location with golf just down the block, walking trails, wildlife views, shopping and restaurants. More features include: vaulted ceilings, secure 1-car attached garage. Snow/Lawn care, water/sewer, and outside maintenance are included in the rental price.

**Property information**

Rental price \$ 1075  
 Property type Town Home  
 Year built 1996  
 Bedrooms 2  
 Baths 2 (1 full-1 half)  
 Finished Sq. Ft. 1200  
 School District 199- Inver Grove Heights  
 651-306-7800  
 Garage type 1-car attached  
 Fireplace 1  
 Smoking No  
 Pets 1 <25lbs w/deposit  
 Security deposit \$1075  
 Appliances Refrigerator/Dishwasher/Microwave/Stove/Oven/Washer/Dryer/Furnace/Central A/C  
 Utilities All utilities paid by tenant



(c) 33rd Company, Inc.

Main Level	Dimension	Upper Level	Dimension
Living Room	21 x 15	Bedroom 1	14 x 13
Kitchen	11 x 10	Bedroom 2	14 x 11
Bathroom	½	Bathroom	Full



(c) 33rd Company, Inc.



(c) 33rd Company, Inc.

Our Associations

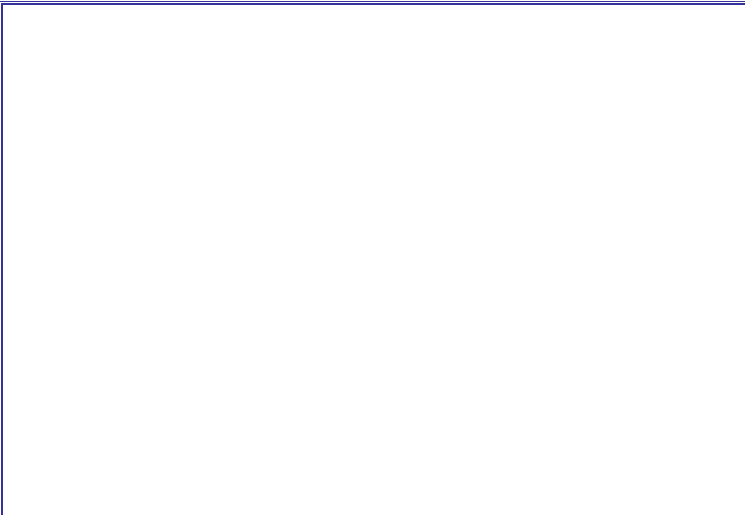


*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.*

© 2010, 33<sup>rd</sup> Company, Inc.







(c) 33rd Company, Inc.



(c) 33rd Company, Inc.




(c) 33rd Company, Inc.



(c) 33rd Company, Inc.



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

[Search our data base of Featured Properties](#), or call our Rental Hotline at (651) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

**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](http://www.33rdcompany.com)

33<sup>rd</sup> 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.