



EXECUTIVE HOME FOR RENT

8892 Whispering Oaks Trail
Shakopee, MN 55379



(c) 33rd Company, Inc.

33rd Company, Inc. Property Management

www.33rdcompany.com

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Property Overview:

Executive 2900+ SF Craftsman style home, which resides on a beautifully landscaped corner lot. A welcoming open foyer with beautiful hardwood flooring extends throughout the main level. This room looks out onto the wrap around front porch.

A well-planned custom kitchen with an expansive center island features ample maple cabinetry. Additional features include granite counter tops and pantry. Appliances include stainless steel refrigerator, double wall ovens, cook top, microwave and dishwasher. Spacious eating area opens to the backyard deck through sliding glass doors. The right side of the foyer contains the spacious formal dining room with cove molding, chair rail and attractive light fixture that will accommodate large groups for ease in entertaining. Comfortable great room is adjacent to the kitchen area and includes a 3 sided gas fireplace with stone accents. A large window allows views to the expansive fenced backyard. The attached three car garage is insulated and secured with a keyless entry pad. The garage opens into the tiled mudroom area. The mudroom closet provides excellent storage and is adjacent to the large laundry center which includes maple cabinetry and upgraded whirlpool washer and dryer.

Upper level owner's suite features a ceiling fan & light, corner windows, walk-in closet. Private, ceramic bath has a whirlpool tub, walk in tiled shower and a dual sink shower. Three additional bedrooms are serviced by a full bath on this level.

Property Information:

Property Type: Single Family Home
 Year Built: 2004
 Bedroom(s): 4
 Bath(s): 3
 Garage Stall(s): 3 Car Attached
 Fireplace(s):
 Finished Square Footage: 2,900+
 School District: 720
 Pet Policy: Negotiable
 \$1000 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Double Ovens, Refrigerator, Microwave, Dishwasher, W/D, Central A/C and Water Softener.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Great Room	17 x 15	Bedroom 1	17 x 13	Rec Room	19 x 15
Dining Room	15 x 13	Bedroom 2	11 x 11		
Kitchen	14 x 14	Bedroom 3	11 x 11		
Office	12 x 12	Bedroom 4	13 x 11		



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 \$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.