



TOWN HOME FOR RENT

8965 92nd Street South
Cottage Grove, MN 55016



33rd Company, Inc. Property Management

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Property Overview:

Charming 3 bedroom 2 bathroom town home for rent in Cottage Grove!

Welcome to this newer townhome, with fresh paint and open layout. The main level features a half bath, and a spacious kitchen area with breakfast bar overlooking dining and living area.

The upper level of this town home offers three good sized bedrooms each with a walk in closet. A full walk-through bathroom is also shared on this level.

This home is located close to shopping, restaurants and Highway 61!

Property Information:

Property Type: Town Home
Side x Side

Year Built: 2003

Bedroom(s): 3

Bath(s): 2

Fireplace(s): 0

Garage Stall(s): 2 Car Attached

Finished Square Footage: 1,300

School District: 833 – So. Washington

Pet Policy: Negotiable
\$500 Per Pet Deposit

Smoking Policy: NO

Lease Term: 12+ Months

Security Deposit: One Month's Rent

Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.

Utilities: **To Be Paid By Tenant;**
Lawn Care, Water, Trash and Snow Removal Included.



Main Level	Dimension	Upper Level	Dimension
Kitchen	12 x 12	Bedroom 1	14 x 11
Dining Room	11 x 11	Bedroom 2	11 x 11
Living Room	14 x 11	Bedroom 3	11 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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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 \$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.