



HOME FOR LEASE

9036 Larkspur Lane
Eden Prairie, MN 55347



33rd Company, Inc. Property Management

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Property Overview:

Executive Contemporary style, multi-level custom built home, which resides on a beautifully landscaped lot overlooking a lake! This homes beautiful exterior includes a multi-tiered deck and flowering landscaping with mature trees. As you enter the home you will be impressed with the welcoming open foyer with vaulted ceilings and open staircase with attractive ledges and design.

The comfortable and spacious living room has a beautiful arched window and is adjacent to the kitchen area allowing for easy entertaining. A well-planned custom kitchen with an expansive triangular center island and overhead lighting with an abundance of light hardwood cabinetry for eat-in functionality.

The appliances are all white and include an over-the-range microwave, glass cook-top range, and double door refrigerator. Just off the kitchen is a large 4 season porch with natural wood paneling, arched windows and custom blinds.

The upper level features a large master suite with bath, and two large bedrooms and shared bath.

The lower level features a living room with large brick corner fireplace, and a patio door to the expansive back yard and deck. There is an additional bedroom, a lower level hobby room and work shop!

Property Information:

Property Type: Single Family Home
 Year Built: 1985
 Bedroom(s): 4
 Bath(s): 4
 Garage Stall(s): 2 Car Attached
 Fireplace(s): 1
 Finished Square Footage: 2,850
 School District: 272 – Eden Prairie
 (952) 975-7000
 Pet Policy: NO
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Appliances Included: Stove, Refrigerator, Dishwasher, Microwave, W/D, Air-to-Air Exchanger
 and Central A/C.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	15 x 15	Master Suite	18 x 12	Family Room	22 x 18
Dining Room	11 x 12	Master Bath	Full	Bedroom 4	15 x 11
Kitchen	15 x 16	Bedroom 2	12 x 10	Deck	26 x 20
4-Season Porch	13 x 12	Bedroom 3	12 x 10	Hobby Room	23 x 16
Deck	13 x 8	Shared Bath	Full	Work Shop	15 x 15



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.