



HOME FOR RENT

9177 Janie Avenue South
Cottage Grove, MN 55016



33rd Company, Inc. Property Management

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Property Overview:

Cozy split entry home on large fenced corner lot in Cottage Grove!

The front entry of this home welcomes you with a convenient entry level including a closet for storage of all of your outdoor gear. The upper level of this home offers a walk through kitchen which is open to the dining and living area. A walkout from the dining area will provide access to the private deck and fenced in yard. With newer carpets throughout, the upper level also offers two bedrooms and a full bathroom. The lower level of this home features a second living area, a master suite with jacuzzi tub and also a laundry room.

This home is just minutes from HWY 61/10 with easy access to HWY 494. Conveniently close to shopping, restaurants and parks!

Property Information:

Property Type: Single Family Home
 Year Built: 1988
 Bedroom(s): 3
 Bath(s): 2
 Fireplace(s): 1
 Garage Stall(s): 2 Car Attached
 Finished Square Footage: 1,812
 School District: 833 – So. Washington
 (651) 458-6300
 Pet Policy: 2 < 50lbs
 \$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**



Upper Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Kitchen	12 x 8	Bedroom 1	12 x 12	Family Room	14 x 11
Dining Room	10 x 9	Bedroom 2	10 x 10	Bedroom 3	16 x 13
Living Room	13 x 13				



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.