



## HOME FOR RENT

**9334 Knighton Road  
Woodbury, MN 55125**



Contact information:

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

Property Manager: **Lynn Sedlack (651) 777-5500** [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

### **Property overview**

This is a meticulously maintained traditional home with front porch and large 4 season patio. As you enter this home you will be delighted with the open floor plan and excellent use of space. The main level offers a large eat-in kitchen with formal dining room, and a step down living room with an attractive brick fireplace. There is also a huge knotty pine 4 season porch with wall to wall windows and a ceiling fan that makes this a cozy retreat as well as a destination for your guests while entertaining. The kitchen features a double sink overlooking the back yard, a large peninsula wrap around counter complete with an abundance of cabinetry, and an over-the-range microwave.

The upper level offers 4 bedrooms on one level, with an expansive owner's suite and master bath. There is also a separate shared full bath service this level. The lower level features a full family room with lookout windows and lots of space for multiple uses. There is also a utility room and laundry service this level.

Close to 3M, Imation, with many nearby parks and trails that makes Colby Lake a great neighborhood.

**Property information**

Rental price \$1875 per month  
 Property type Single family home  
 Year built 1987  
 Bedrooms 4  
 Baths 3  
 Finished Sq. Ft. 2800  
 School District 833 – So. Washington  
 651-458-6300  
 Garage type 2 car Attached  
 Pets Negotiable  
 Smoking No  
 Security deposit Equal to 1 month’s rent  
 Appliances Refrigerator, Dishwasher, Microwave, Washer/Dryer,  
 Security system available, Sprinkler system



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	17 x 13	Master Bedroom	21 x 18	Recreation Room	27 x 13
Dining Room	12 x 12	Bedroom 2	13 x 12	Den / Office	13 x 12
Family Room	17 x 12	Bedroom 3	16 x 12		
Kitchen / Informal Dining Room	21 x 12	Bedroom 4	12 x 9		
Sun Room	16 x 15				
Deck	12 x 12				



*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 \$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.



10451 Glen Eagle Circle  
St. Paul, MN 55129  
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.