



## HOME FOR RENT

9355 Parkside Drive  
Woodbury, MN 55125



### **33<sup>rd</sup> Company, Inc. Property Management**

[www.33rdcompany.com](http://www.33rdcompany.com)

(651) 777-5500 [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

#### **Property Overview:**

Great 3 Bedroom Home located in great neighborhood close to parks, trails and shopping. The covered front entry opens to a 2 story foyer with ceramic tile and double coat closet. A ½ bath is located off the foyer. Right of the foyer is the formal living room with cellophane blinds and window treatments. The living room is open to the dining room with cellophane shades and window treatments. Nicely arranged kitchen with hardwood flooring, center island, and snack bar including range, microwave, refrigerator and dishwasher. The informal dining area provides ample space to enjoy meals and leads to the deck through sliding patio doors. The spacious family room is open to the kitchen with a gas fireplace and ceiling fan with triple windows, cellophane blinds. Laundry/mud room has a large closet and cabinets above the washer and dryer for additional storage and laundry tub.

Upper level master bedroom with tray ceiling is spacious with a large walk-in closet, triple windows, ceiling fan, full bath with a soaking tub, and double vanity. Two other large bedrooms with oversized closets are serviced by a full bath and linen closet. The lower level has a tremendous recreation room with ¾ bath and a storage/mechanical room for additional storage. The sliding patio door opens to the back yard and overlooks the pond preserve area providing a tranquil setting. The 3 car attached garage has shelving and chest freezer.

## Property Information:

Property Type: Single Family Home  
 Year Built: 1995  
 Bedroom(s): 3  
 Bathroom(s): 4  
 Fireplace(s): 1  
 Garage Stall(s): 3 Car Attached  
 Finished Square Footage: 3,015  
 School District: 834 – Stillwater  
 (651) 351-8340  
 Pet Policy: Negotiable  
 \$500 Per Pet Deposit  
 Smoking Policy: NO  
 Lease Terms: 12+ Months  
 Security Deposit: One Months Rent  
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D, Central A/C and Sprinkler System.  
 Utilities: **To Be Paid By Tenant**



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Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	13 x 14	Bedroom 1	17 x 13	Rec Room	36 x 18
Great Room	19 x 13	Bedroom 2	14 x 14		
Kitchen	14 x 21	Bedroom 3	15 x 13		



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*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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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.