



HOME FOR RENT

**9557 Crescent Lane
Woodbury, MN 55125**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

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

Property overview

Gorgeous 4 bedroom home in Woodbury! As you walk into the foyer of this home you will notice the beautiful woodwork and hardwood floors that continue on into the kitchen area. This kitchen has all the upgrades, from the cabinets to the countertops and appliances. Also on this main level you will find a formal and informal dining room and a Family room. This level also has a half bath for convenience.

Upstairs you will find the 4 bedrooms. All bedrooms are neutral in color and you will also find a full bath on this level. The large master bedroom has a walk-in closet, vaulted ceilings, and a ceiling fan. The lower level of this home is finished with a Great room, Den, and a full bath.

You will find plenty of entertainment in the area. You are close to shopping, restaurants, parks, golfing, and many other activities.

Property information

| | |
|------------------|--|
| Rental price | \$2250 per month |
| Property type | Single family home |
| Year built | 2000 |
| Bedrooms | 4 |
| Baths | 3 (2-full, 1-1/2) |
| Finished Sq. Ft. | 3,400 |
| Fireplace | 1 (Gas) |
| Fence | None |
| School District | 834 – Stillwater 651-351-8340 |
| Garage type | 3 car Attached |
| Pets | No Pets |
| Smoking | No |
| Security deposit | Equal to 1 month's rent |
| Appliances | Refrigerator, Dishwasher, Microwave, Stove, Washer/Dryer, Central A/C, Water Softener, Security System, Sprinkler System |
| Utilities | Paid by tenant |



| Main Level | Dimension | Upper Level | Dimension | Lower Level | Dimensions |
|-----------------|-----------|-------------|-----------|--------------|------------|
| Living Room | 15 x 12 | Bedroom 1 | 15 x 14 | Great Room | 22 x 12 |
| Dining Room | 14 x 12 | Bedroom 2 | 13 x 12 | Den / Office | 11 x 13 |
| Kitchen | 15 x 10 | Bedroom 3 | 13 x 11 | Bath | Full |
| Family Room | 16 x 16 | Bedroom 4 | 12 x 12 | | |
| Informal Dining | 12 x 10 | Bath | Full | | |
| Laundry | 10 x 7 | | | | |
| Foyer | 10 x 8 | | | | |
| Bath | 1/2 | | | | |
| Deck | 18 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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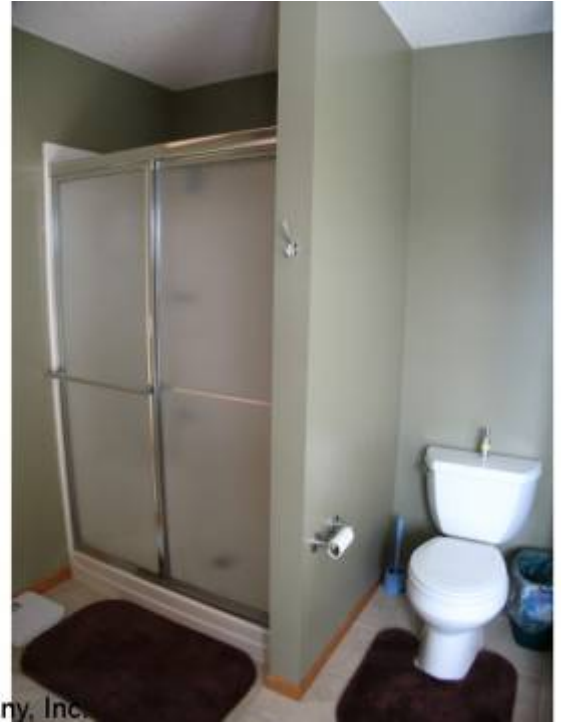


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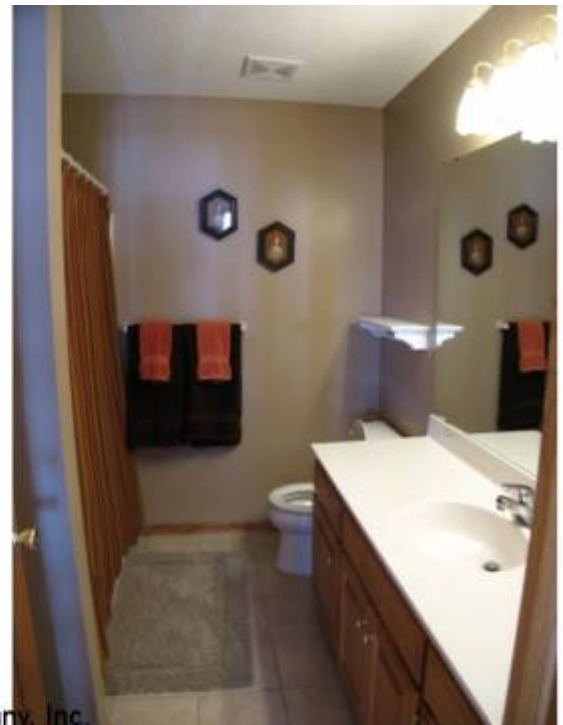
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33rd Company Property Management is committed to making your search for a new rental home as friendly and convenient as possible!

[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 \$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.



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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.