



## CONDO FOR RENT

9630 Independence Circle #205

Chanhassen, MN 55317



### **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:**

There is almost 1700 sq feet of living space in this upgraded 2 bedroom, 2 bath, plus den, condo at Liberty on Bluff Creek Condominiums near Hazeltine Golf Course and Hazeltine Lakes in Chanhassen!!

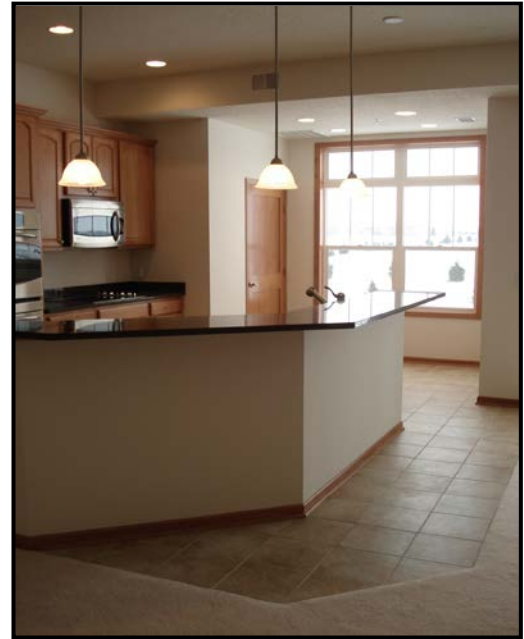
You will be amazed at the quality of this home as soon as you enter the gourmet kitchen with its granite counters and stainless steel appliances, including a double oven and stove cooktop. You can start your day in the breakfast nook next to the big, bright window.

The living room is right off the kitchen and has beautiful built in shelving units that surround the fireplace and a balcony to enjoy the scenic view. There is also a den (or office) off the living room and there are 10 foot ceilings throughout. Both bedrooms are very spacious and bright. The master has its own private  $\frac{3}{4}$  bath and huge walk in closet. There is also another full bath in the home with double sinks and tiled floor.

There is plenty of storage in the huge closets, large laundry room and even a dedicated, locking storage area. The underground, heated garage has two designated parking spaces for the condo. There is also an association pool, picnic area and playground.

## Property Information:

Property Type: Condominium  
 Year Built: 2007  
 Bedroom(s): 2+  
 Bath(s): 2  
 Fireplace(s): 1  
 Garage Stall(s): 2 Spaces, Heated  
 Underground parking  
 Finished Square Footage: 1,673  
 School District: 112 – Eastern Carver  
 (952) 556-6100  
 Pet Policy: 2 < 25 lbs  
 \$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;** Lawn care, snow removal, water and trash included



Main Level	Dimension	Main Level	Dimension	Main Level	Dimension
Living Room	15 x 14	Bedroom 1	17 x 13	Office/Den	10 x 8
Kitchen	13 x 11	Bedroom 2	13 x 12	Breakfast Nook	8 x 8
Dining Room	10 x 12				



*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease. © 2011, 33rd Company, Inc.*












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Our professionally managed rental homes are consistently some of the best values in the Twin Cities area. Our homes are always spick-and-span when you take possession. We regularly schedule maintenance 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 info, 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. Renting made EASY at 33rd Company®.

### Home Rental Application

Once you find the home meeting your needs, you can schedule a [showing](#). After seeing the property, if you are interested in applying for a lease, you will submit a 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 for each adult. All applications are processed using our consistent screening [guidelines](#) and will include criminal history check, credit history check, checking rental references and verifying income. A copy of our guidelines can be provided upon request. 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, or [Pre-Lease Form](#). The security deposit and pet deposits are 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. Rental Prices typically reflect a discount for the resident performing basic yard care, and snow & ice removal, and carpet cleaning on move-out. Some of these services may be included with town home associations. Monthly Rent payments are automatically debited from your checking or savings account by [ACH/EFT Debit](#). Copies of our Lease Agreement and Application Disclosure are available upon request. All agreements shall be in writing. Contact one of our Associates today for more information.



1800 Wooddale Drive, Suite 100  
Woodbury, MN 55125  
Office: (651) 777-5500 | Fax: (651) 777-5501  
[www.33rdcompany.com](http://www.33rdcompany.com)

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