



Home for Rent

**9649 172nd St. W
Lakeville, MN 55044**



Contact information:

33rd Company, Inc. Property Management

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Property overview

Welcome to this beautiful Lakeville split entry home on a huge wooded lot. This home has a large open floor plan with vaulted ceilings and arched windows. The kitchen features light hardwood cabinetry and newer white appliances including a large double door refrigerator. The UL has two bedrooms including the master bedroom with separate bath. The expansive deck looks out onto the ½ acre lot with play set and potting shed.

The lower level features two additional bedrooms and a large living room with walk-out access to the back yard. This level also has a bathroom with ¾ shower and a utility room with Washer and Dryer. The home has an attached double garage that is insulated, and offers additional storage space.

Located in a quiet neighborhood, this home is close to parks, and offers easy access to I-35 for an easy commute.

Property information

Rental price \$1495 per month
 Property type Single family home
 Security deposit Equal to one month's rent
 Year built 1991
 Bedrooms 4
 Baths 2 – 1 Full, 1-3/4
 Finished Sq. Ft. 2000
 Fireplace None
 School District Lakeville
 Garage type 2 car Attached
 Pets 2 with deposit
 Utilities/Lawn/Snow Not included
 Appliances: Refrigerator / Dishwasher / Microwave / Range / Large Capacity Washer & Dryer
 Deposit Same as 1 months rent



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	18 x 14	Bedroom 1	14 x 13	Recreation Room	12 x 18
Dining Room	11 x 12	Bedroom 2	11 x 11	Bath	3/4
Kitchen	14 x 12	Bath	Full	Bedroom 3	11 x 12
Deck	23 x 12			Bedroom 4	11 x 10

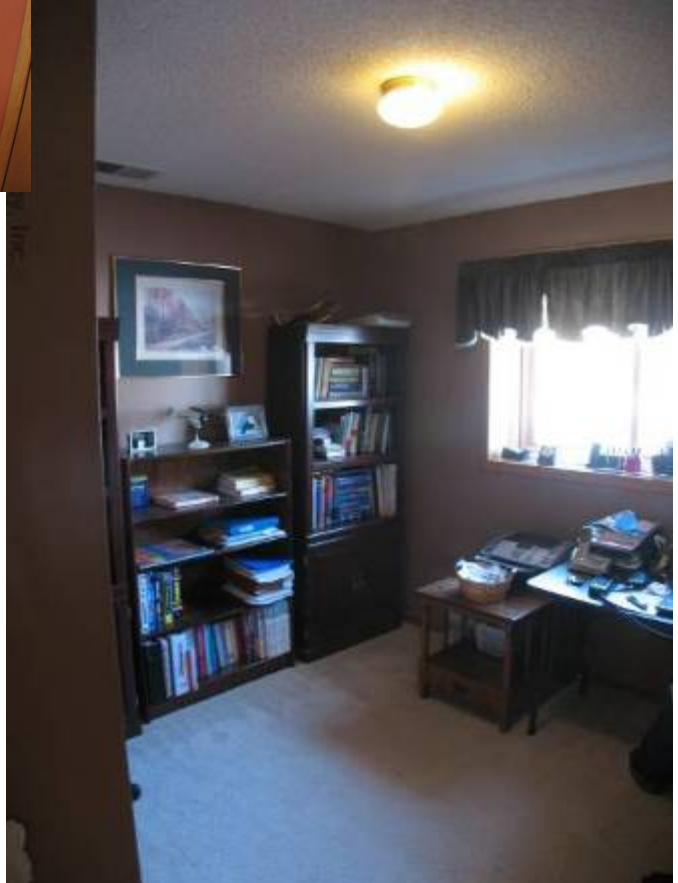


Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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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.



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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.