



HOME FOR RENT
9657 Wyoming Terrace
W. Bloomington, MN 55438



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

Property Overview:

This is a beautiful contemporary multi-level home located in South Bay on a pond in Bloomington. This home features an expansive living room and kitchen area with large picture windows that overlook the quiet pond and wooded yard. The kitchen features lots of counter space and cabinetry for the discriminating chef. There is a center island and stove, double sink and refrigerator, adjoining dining room with access to the screened porch. The kitchen also looks out over the large vaulted living room which boasts a gas fireplace, and transom windows overlooking the pond.

The owner's suite has vaulted ceilings and a private deck. The master bath features a Jacuzzi tub, large walk-in closet, and vanity that make this a cozy retreat. The other bedrooms share a large full bathroom on the upper level.

The home is 1 block from the Bush Lake / Hyland Lake park preserve, and near the Olympic Hills Golf Club. Easy access to HWY 169 which makes for a simple quick commute to any Twin cities location.

Property Information:

Property Type: Single Family Home
 Year Built: 1991
 Bedroom(s): 4
 Bath(s): 4
 Garage Stall(s): 3 Car Attached
 Fireplace(s): 1
 Finished Square Footage: 3,496
 School District: 380 – W. Bloomington
 Pet Policy: Negotiable
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Months Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimensions	Upper Level	Dimensions	Lower Level	Dimensions
Kitchen	14 x 13	Bedroom 1	19 x 14	Bedroom 4	14 x 11
Dining Room	14 x 11	Bedroom 2	13 x 11	Play room	22 x 12
Informal Dining	9 x 8	Bedroom 3	13 x 11		
Great Room	19 x 17				
Porch	12 x 12				
Office	14 x 11				



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



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[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 \$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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www.33rdcompany.com

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.