



Home for Rent

**7487 Derby Lane
Shakopee, MN 55379**



Contact information:

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

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

Property overview

This is a welcoming 2 bedroom town home located in Shakopee. The town home is in close proximity to convenient shopping, Flying Cloud airport, Canterbury Downs, St. Francis Regional Medical Center and Highway 169 for easy commuting. The home has an attached garage, with lots of additional space for storage or shelves. The kitchen boasts a wrap around kitchen countertop suitable for eat in dining, and newer appliances. The living room adjoins the kitchen and has a warm gas fireplace to keep you cozy in the winter.

Upstairs, there are two bedrooms, with the large capacity washer and dryer conveniently located on this same level. The master bedroom is large and has lots of closet space. All of the windows have nice treatments which will remain with the home.

Close to the James Wilkie regional park, near Hwy 169 and Hwy 101 for easy commute to most Twin cities Locations.

Property information

Available Lease / Sale \$149,900
 Rental price \$ 975 per month
 Property type Town home
 Year built 2002
 Bedrooms 2
 Baths 2 (1 Full, 1 Half)
 Finished Sq. Ft. 1281
 School District 720
 Garage type 1 car Attached
 (Garage Door Opener)
 Pets Yes w/deposit
 Smoking No
 Lease Terms 1 year
 Security Deposit 1 months rent
 Appliances Refrigerator/Dishwasher
 Electric Range
 Large Capacity Washer & Dryer/Satellite Dish available
Utilities included: Snow Removal/Lawn Care, Trash, Sprinkler



Main Level	Dimension	Main Level	Dimension	Upper Level	
Living Room	15 x 10	Kitchen	12 x 10	Bedroom 1	17 x 12
Dining Room	15 x 7	Patio	8 x 8	Bedroom 2	11 x 10
				Laundry	8 x 5



Our Associations



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

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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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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.