



## HOME FOR RENT

**1296 Fallbrook Lane  
Woodbury, MN 55125**



*Contact information:*

**33<sup>rd</sup> Company, Inc. Property Management**  
**[www.33rdcompany.com](http://www.33rdcompany.com)**

Property Manager: **Lynn Sedlack (651) 777-5500**    [lynnsedlack@33rdcompany.com](mailto:lynnsedlack@33rdcompany.com)

**Property overview**

A nice home with a quiet and peaceful backyard in the center of Woodbury close to many parks and the city trail system. Located in Carriage farms development allowing access to I-94 for ease in commuting to St. Paul & Minneapolis and area shopping.

The covered entry leads into the split level home and foyer area with a coat closet and access to the insulated 2 car garage. The living room is vaulted with 4 windows allowing for lots of natural light which is open to the dining area. The kitchen adjacent to the dining area has vaulted ceilings; eat in dining area, and a sliding door that leads to a large deck that overlooks a park like yard. The master bedroom has a ceiling fan light combination and 2 double door closets with a separate entry to the full bath. The bath has a separate tub and shower. The additional bedroom on this level has a double door closet with closet

organizer system in place. An under stair closet provides additional storage. Mechanical and laundry room includes a utility tub and space for storage. Lower level features a warm and inviting family room with a gas fireplace. There are two more large bedrooms with double closets and look out windows and a ¾ bath services that services this level.

**Property information**

Availability  
 Rental price \$1675 per month  
 Property type Single family home  
 Year built 1992  
 Bedrooms 4  
 Baths 2 (1-Full,1- ¾)  
 Finished Sq. Ft. 2200  
 Fireplace 1 (gas)  
 School District # 833  
 Garage type 2-car Attached  
 Pets Decided on a case by case basis w/ additional deposit  
 Smoking No  
 Lease term 1 Year minimum  
 Security Deposit \$1775  
 Appliances Refrigerator, Dishwasher, Microwave, Stove, Large Capacity Washer & Dryer, Water softener



Upper Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	19 x 15	Bedroom 1	13 x 12.6	Family Room	24 x 12
Dining Room	12 x 9	Bedroom 2	16 x 9	Bedroom 3	14.7 x 12
Kitchen	15 x 10.6	Bath	Full	Bedroom 4	13 x 11.8
				Bath	¾



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!

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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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33<sup>rd</sup> 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.