



## EXECUTIVE HOME FOR LEASE

**8973 Cove Pointe Road  
Eden Prairie, MN 55347**



Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
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### **Property overview**

Executive 4400+ SF Northwest Contemporary style, multi-level custom built home, which resides on a beautifully landscaped lot in the prestigious Sandy Pointe neighborhood. The beautiful exterior includes multi-tiered Ledge-rock terraces and flowering landscaping on a huge wooded lot. The secluded private development has deeded access on Red Rock Lake with a 100' private beach on a beautiful 2 acre beach and picnic area.

Enter the home through a beautiful stained glass double front door into a welcoming open foyer with beautiful glazed oak hardwood flooring extending throughout the main level. A comfortable and spacious living room is adjacent to the kitchen area and includes a 2 sided gas fireplace for both viewing and warmth between the kitchen and living room. A well-planned custom kitchen with an expansive 3'x5' glazed oak center island features ample hickory cabinetry and a peninsula for casual dining. Additional

features include granite tile counter tops, double wall ovens, and many extras! The dining area is adjacent to the kitchen in a 4 season porch setting. The cedar deck is off the dining area and allows you to enjoy an outdoor dining experience.

The upper level owner's suite features a ceiling fan & light, corner windows, walk-in closet. Private, ceramic bath has a soaking tub, and a Turkish limestone and glass enclosed separate shower. Two additional bedrooms are serviced by a full bath on this level.

The living space expands into the finished lower level with a spacious, rec room and amusement area including a wet bar area to maximize entertainment. A 4th bedroom and additional full bathroom complete this living space. There are two unfinished areas with mechanicals and additionally provides great storage space. Additional features include neutral carpet and flooring throughout home, 9 foot ceilings in lower level, many built-in's with interesting architectural angles throughout, freshly painted interior walls. Three car garage with keyless entry is insulated and has a keyless entry pad. The garage opens into the tiled mudroom area. The closet provides excellent storage and is adjacent to the large laundry center which includes hickory cabinetry, slate flooring, and an upgraded whirlpool washer and dryer.

### Property information

Rental price	\$3475 per month
Property type	Single family home
Year built	2002
Bedrooms	4+
Baths	4
Fireplaces	2 (Amusement / Living Room)
Finished Sq. Ft.	4400+
School District	#272 – Eden Prairie
Garage type	3 car Attached
Smoking	No
Lease term	1 year lease minimum
Security Deposit	Equal to 1 month's rent
Pets	Yes w/additional \$500 deposit (restrictions apply)
Appliances included	Refrigerator/Dishwasher / Microwave / Washer & Dryer /Air-to-Air Exchanger/ Cooktop/ Oven



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Great Room	14 x 19	Owner's Suite	21 x 16	Amusement Room	23 x 16
Living Room	15 x 12	Bedroom 2	16 x 11	Wet Bar Area	8 x 8
Kitchen	14 x 20	Bedroom 3	13 x 10	Bedroom 4	14 x 13
Breakfast Area	15 x 9			Garage / Misc	3 Car
Office	12 x 10				
4-Season Porch	12 x 10				

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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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**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.