



Home for Rent

**4327 Hamilton Drive
Eagan, MN 55123**



Contact information:

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

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

Property overview

Five bedroom home located within walking distance to Schwanz lake park. Home features a beautiful kitchen with wrap-around counter, over the range microwave oven, and a tall tub dishwasher.

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 upper level is vaulted with 4 front windows allowing for lots of natural light. The adjacent dining area looks out onto the large deck. The kitchen 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 additional bedroom on this level has a double door closet with closet organizer system in place. On the lower level, there is a large living room area that connects to a recreation room allowing ample space for entertaining, pool or Ping-Pong tables, and lots of comfy furniture. The recreation room has a

walk-out patio door to the beautiful back yard. An under stair closet provides additional storage. Lower level features a warm and inviting gas fireplace. There are two more large bedrooms with double closets and look out windows and a ¾ bath services that services this level. Mechanical and laundry room includes a utility tub and space for storage.

Property information

Available July 1st
 Rental price \$1775 per month
 Property type Single family home
 Year built 1989
 Bedrooms 5
 Baths 3 (1- Full, 2- ¾)
 Finished Sq. Ft. 2608
 School District 196 – Rosemount/
 Apple Valley/Eagan
 Garage type 2 car attached
 (Garage Door Opener)
 Smoking No
 Pets Negotiable
 Lease Term 1 year
 Security deposit 1 months rent
 Appliances Stove (electric), Refrigerator, Dishwasher, Microwave, Water Softener, Sprinkler System, Washer/Dryer, Central A/C



Upper Level	Dimension	Upper Level	Dimension	Lower Level	
Bedroom 1	16 x 11	Kitchen	13 x 10	Bedroom 4	12 x 11
Bedroom 2	10 x 11	Informal dining	11 x 8	Bedroom 5	14 x 13
Bedroom 3	10 x 9	Living Room	18 x 17	Family Room	15 x 14
Deck		Dining Room	10 x 10	Amusement Room	17 x 11



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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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.