



**13659 Knox Ave
Burnsville, MN 55337**



Contact information:

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

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

Large 2 bedroom town home conveniently located near restaurants, shopping, and Hwy 35 for ease in commuting.

The covered front entry leads to a welcoming foyer area with neutral flooring and a hall closet completes this level. An open stairway leads to the upper level that with a living dining room combination. The kitchen is open to the dining area and has a peninsula for additional counter space and storage. The sliding patio door off of the dining area opens to a large deck with great views. The bedrooms have large double closets. A full bath services this level.

The lower level has a large family room and entertaining space. The family room has paneled details which add warmth to this space. The area is warmed by a wood burning fireplace with brick surround. The laundry and ½ bath are located on this level.

Property information

Available	NOW
Rental price	\$1195 per month
Property type	Town home
Year built	1980
Bedrooms	2
Baths	2 (1 full, 1 ½)
Finished Sq. Ft.	1500+
School District	#196
Garage type	2 car Attached
Fireplace	1 (wood burning)
Smoking	No
Pets	Negotiable w/ deposit
Security Deposit	Same a month's rent
Application Fee	\$35
Utilities included:	Snow/Lawn care, Trash
Appliances:	Refrigerator/Dishwasher/Microwave/Electric Range/ Washer & Dryer



Main Level	Dimension	Main Level	Dimension	Lower Level	
Living Room	15 x 13	Master Bedroom	17 x 10	Family Room	19 x 15
Kitchen	11 x 8	Bedroom 2	12 x 10	Laundry	
Dining Room	11 x 8	Deck	12 x 22	Patio	



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.