



HOME FOR LEASE

**6810 118th Ave N
Champlin, MN 55316**



Contact information:

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

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

Property overview

This split entry is like no other and has increased the square footage with its recent renovation. The park like yard and 4 season porch allows for a relaxing environment. The home is located in a quiet well established neighborhood with shopping and restaurants within a 5 minute drive. Close to the new Target Headquarters with the Mississippi River close by. 20 minute drive to downtown Minneapolis with easy access to Highways 169 & 610.

Covered entry leads to a rustic Tuscan brick foyer adding warmth and depth. Spacious well planned kitchen that was updated in 2006 has pergo flooring with a large center island and snack bar. There is ample cabinetry and recessed lighting. The dining area is illuminated by a chandelier and leads to the 4 season porch via glass paned French doors. The large 4 season knotty pine porch gives the home an “Up North” feel. Three bedrooms are on the upper level with custom closet organizers and are serviced by a

full bath. A sliding patio door leads to an expansive deck which is a great spot for summer entertaining. A private tree lined back yard has a fire pit for those cooler evenings.

The lower level has a Master bedroom with organizers in the double closets. There is a large family room and new ¾ ceramic bath with heated ceramic flooring, enlarged pentagon shower and large vanity. There is a large laundry and storage area with a chute from the upper level.

Property information

Availability June 1st
 Rental price \$1575 per month
 Property type Single family home
 Year built 1973 (Newly updated)
 Bedrooms 4
 Baths 2 Full
 Fireplace 1 (gas)
 Finished Sq. Ft. 2500+
 School District #11 Anoka/Hennepin
 763-506-1000
 Garage type 2- + car Attached
 Pets Cats
 Smoking No
 Lease term 1 Year
 Security Deposit 1 Months Rent
 Appliances Refrigerator, Dishwasher, Microwave, Stove, Large Capacity Washer & Dryer, Water softener, Central A/C



Upper Level	Dimension	Upper Level	Dimension	Lower Level	Dimensions
Living Room	19 x 11	Bedroom 1	15 x 12	MBR	16 x 11
Dining Room	12 x 11	Bedroom 2	11 x 10	Bathroom 3/4	11 x 9
Kitchen	12 x 12	Bedroom 3	11 x 10	Family Room	22 x 16
Porch	17 x 16	Bathroom (Full)	8 x 7	Laundry Room	27 x 11
Deck	20 x 16			Garage (oversized)	23 x 26



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



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Our Associations




MHA

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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.

Service Keywords: Property Management MN, Property Management Minnesota, Property Management Minneapolis, Property Management St Paul, Property Management St. Paul, Property Management Saint Paul, managed services, Minnesota Twin Cities, St Paul, Minneapolis, Professional Services, Home Management, ROI, Commercial Real Estate Investment, real estate, houses for rent, rent to own, houses for rent Minneapolis, rent St Paul, rent twin cities, managed property, lease, rent, rental, manage, managed, sale, for sale, rent with option, buy a home, buy a town home, buy a home, suburbs, relocation, rent to own, home, town home, townhouse, duplex, furnished, corporate, experts, team.