



## Home for Rent

**2451 Spruce Place  
White Bear Lake, MN 55110**



*Contact information:*

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

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

### **Property overview**

Welcome to a beautiful like new 1600 SF Home on private lot in White Bear Lake. This home features a delightful foyer with tile flooring and a stained glass entry door with an attractive accent light fixture. Left of the foyer is a spacious living room with full length gas stone fireplace. Beautiful full wall bookshelf built-ins surround the fireplace. This room gets lazy afternoon sun through its expansive windows. Recessed lights are located throughout the home, minimizing the need for excess lamps. The home is child proofed, and also has a fenced backyard making it ready for any sized family. The entire inside of house was painted in June of 2006 with custom paint, and the existing window treatments will remain with the rental property.

The home has a well-planned recently remodeled kitchen with beautiful faux granite countertops, Pergo flooring, and ample custom birch cabinetry for storage. Appliances include a large capacity GE dishwasher, microwave and convection combination oven, glass top oven, a side-by-side refrigerator, garbage disposal, and range. There is also a built in wine cooler. The comfortable Great room is adjacent to the dining room area and includes a gas-burning fireplace with brick surround and three-pane window with views to the expansive backyard. The two car detached garage is insulated with garage door openers. The dining room boasts a large Anderson sliding glass patio door onto the deck, and a custom locking dog door which opens onto deck.

The Upper level owner's suite features a ceiling fan & light, two master suite closets (including walk-in). Two additional upper bedrooms with ceiling fans are all serviced by a full bath.

The living space expands in the finished lower level with a spacious, family room, game area, exercise or play room with 2 large closets for storage. The basement is optionally furnished with a leather pull out queen couch, overstuffed chair and ottoman, southwestern wood coffee table, two matching end tables and one small lamp and matching floor lamp. The utility room area has a utility sink and mechanicals and also provides great storage space. Enjoy this neighborhood, parks and trails!!

**Property information**

Rental price            \$1375 per month  
 Property type        Single family home  
 Year built             1962  
 Bedrooms             3  
 Baths                 1 3/4  
 Finished Sq. Ft.     1600+  
 School District      White Bear  
 Garage type         2 car Separate



Upper Levels	Dimensions	Lower Levels	Dimensions	Garage / Misc
Living Room	20 x 13	Family Room	20 x 13	2 Car Detached
Dining Room	12 x 10	Bath	3/4	
Kitchen	16 x 10			
Bedroom 1	15 x 11			
Bedroom 2	12 x 9			
Bedroom 3	12 x 8			
Bedroom 4				
Bath	Full			

**Appliances included:**

Refrigerator / Dishwasher / Microwave / Range  
 Large Capacity GE Washer & Dryer / Wine Refrigerator

**Rental agreement:**

One year lease, security deposit (one month rent).



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.