



For Rent:

Mac/Groveland Duplex

1391 Sargent Avenue, St. Paul

# Rented!



Cozy up to the romantic Fireplace in the winter and bask in the sun in the huge sunroom in the summer. This charming 3 Bedroom upper level duplex is over 1,600sf and features a fireplace, gorgeous hardwood floors, a HUGE sunroom, a covered garage, storage, formal dining room, and a brand new stainless kitchen

This is a great opportunity to live close to Macalester, Hamline, & William Mitchell College.

- 2 Parking Stalls - 1 covered / 1 Off-Street
- Large Private Storage Room Included
- Free Laundry in Basement
- Quiet Neighborhood on Quiet Street
- Window Treatments Included

**\$1,350 per month**

Unfurnished

Available Immediately

Call to Schedule a Showing:

  
Amy Sperling REALTOR

(651) 253-2525 amy@amysperling.com





Included in Rent: water, sewer, trash/snow removal, common area maintenance.

Renter Pays: Heat (gas), AC (electric), electric, phone, internet/TV service, renter insurance,

### The Rental Process:

- 1.) Contact Amy Sperling at (651) 253-2525 for a tour of the home.
- 2.) Complete a Credit and Criminal Background Check with a non-refundable \$75 fee per person (only one \$75 fee necessary if a married couple.)
- 3.) The background check takes approximately 7 business day to be completed.
- 4.) Sign a lease (provided by Amy) upon approval of the background checks and pay a security deposit equal to one month's rent.
- 5.) Move in to your new home! – Monthly rent is payable directly to Owner.

Amy Sperling, Ltd. does not guarantee accuracy of square footage, room sizes, or other information concerning the condition or features provided by seller or obtained from public records or other sources. Renter is advised to independently verify accuracy of that information through personal inspection & with appropriate professionals. All content herein, including images is property of Amy Sperling, Ltd. and may not be used without permission. Copyright © 2008 Amy Sperling, Ltd. All rights reserved.