First Choice Properties, LLC

Quality rental properties since 1980

Contact Property Manager (Lark Richards – 319.431.7001) for more information

## FOR RENT – PRISTINE HOME

## LOCATION! LOCATION! LOCATION!

Nice neighborhood located near 42<sup>nd</sup> Street NE - Washington, Harding and Wright schools.

3 bedrooms, 1<sup>3</sup>/<sub>4</sub> bath house

Rent - <u>\$1375</u> per month with a one-year lease Deposit\* - <u>\$1200</u>



## FEATURES:

- 1572 sq. ft. of finished living space on two floors with lots of new updates.
- New Kitchen Updates Oak kitchen with plenty of cabinets, new stainless steel appliances including stove, microwave oven, dishwasher and refrigerator, new counters, new back splash, stainless steel sink and new flooring
- Remodeled main bathroom New bathtub/shower, lighting, towel racks and flooring
- Finished basement Includes family room, wood burning stove, ¾ bath and washer/dryer hookups \*\* could also use for office, game room, etc.
- Walk-out patio Large privacy fenced back yard great for relaxing and for entertaining
- Central air conditioner/furnace Includes newer water heater– year-round comfort
- Attached two-car garage Has convenient automatic door openers and keypad opener no walking outside in bad weather
- Location This home is conveniently located near Noelridge Park, shopping, restaurants and schools with easy access to I-380.

## Available for a qualified tenant

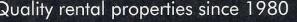
- \* Non-smokers prefer no pets. The quoted rent and deposit is for up to 2 adults, assuming good credit and criminal history, job history and good references. See Lease Application for additional information. Iowa regulations limit total occupants to no more than two per bedroom.
- \*\* Washer/dryer available for \$40/month subject to availability.

319.377.0466 www.FCP-IA.com

2108 Larry Drive NE Cedar Rapids, IA 52402

Form# 20210830

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