



# First Choice Properties, LLC

Quality rental properties since 1980

**4 bedrooms – 3 baths – 2+ stall garage**

**Beautiful Home and Great Neighborhood!**



This remodeled spacious ranch home is situated in a great neighborhood close to Linn Mar schools and parks. It is a short walk to the Novak Elementary School.

This is a 4-bedroom, 3-bath ranch home with an open floor plan. It includes a dining area, living room with vaulted ceiling, family room, office and plenty of storage. Also included is an oversized two car garage and large storage shed in a fenced yard.



Rent\* - \$1995 per month with a one-year lease

Deposit\* - \$1995



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## FEATURES - 2524 sq. ft. of Living Space:

### Upstairs

- \* Open floor plan with vaulted ceiling over the dining and living room area
- \* Updated kitchen with breakfast bar, lots of storage and pantry, refrigerator with water/ice maker, stove, microwave and dishwasher
- \* All woodwork is white with six (6) panel doors
- \* Three (3) bedrooms and two (2) bathrooms - Master bedroom has attached bathroom
- \* Patio doors in the dining room open onto a large deck

### Downstairs

- \* Lower master bedroom includes walk-in closet and attached bathroom
- \* Two oversized rooms in finished basement can be utilized as family room, recreation room and/or office areas.
- \* Laundry room includes a washer and dryer\*\*, large storage area and water softener (water softener service paid for by owner)

### Exterior

- \* Oversized two car garage
- \* Large storage shed
- \* Fenced yard
- \* Central air conditioning

### Available for qualified tenant

- Monthly income to be at least 3X rent (pay stubs required). \$5,985.00/month minimum.

- Credit score should be at least 650.



\* Non-smokers – prefer no pets. The quoted rent and deposit are 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 included.