

## Rental Information

**952 Linwood Avenue  
Saint Paul, Minnesota 55105**

Rental: \$1900.00 / Month

## Contact

Lena Pivec  
612-644-3600

## Property Owners

Jennifer Hays  
Chris Macgowan  
Wielandstr. 12  
12159 Berlin  
Germany

Tel: 001 49 30 695 4000 4  
Skype: jennifer.hays100

[jahays@pobox.com](mailto:jahays@pobox.com)  
[chris@macgowan.com](mailto:chris@macgowan.com)  
<http://www.macgowan.com>

## Overview

- 4 bedrooms / 1.5 bathrooms
- Beautiful natural woodwork and hardwood floors
- Unique leaded and stained glass windows
- Large kitchen (renovation 2000)
- 1/2 bathroom on first floor (renovation 2000)
- Full bathroom on second floor (renovation 2007)
- Fenced back yard
- Open front porch
- Walking distance to Linwood Community Center.
- Walking distance to Grand Avenue and Schools.
- Outside landscaping with patio.

## Property Summary

- Built in 1907
- 1743 sq ft living space
- Living Room
- Dining room
- Kitchen
- 1st Bedroom
- 2nd Bedroom
- 3rd Bedroom
- 4th Bedroom
- Finished Attic

### Neighborhood

- Neighborhood: Crocus Hill
- School District: 625
- Elementary School: Linwood, Others
- Middle School: Monroe, Others
- High School: Central, Others

### Property Details

#### Kitchen:

- Refrigerator
- Dishwasher
- Microwave
- Stove/Oven
- Garbage Disposal

#### Flooring:

- Hardwood
- Carpet (Attic)

#### Rooms:

- Living Room: 13x12
- Dining room: 12x12
- Kitchen: 10x17
- 1st Bedroom: 12x10
- 2nd Bedroom: 12x8
- 3rd Bedroom: 10x9
- 4th Bedroom: 10x9
- Finished Attic: 20x14
- Unfinished Basement: 20x14

#### Appliances:

- Central Hot Water Heat
- Window Air Conditioners (6)
- Cable Available
- Broadband Available
- Blinds
- Washer
- Dryer

#### Exterior:

- Front Porch
- Fenced yard
- Patio
- Landscaped yard

**Property Details (cont.)**

Parking:

- 2-Car detached garage
- 2-Car driveway

**Lease**

- Availability: Immediately
- Lease Terms: 1 Year
- Application Fee: None
- Deposit: \$1900.00
- Rent: \$1900.00

**Utilities**

- Tenant Pays All Utilities
- Gas and Electric (Excel Energy); Service for 2009: \$176.00 per month
- Water Services (City of Saint Paul); Service for 2009: \$41.00 per month
- Garbage Service (Veolia Environmental); Service for 2009: \$24.00 per month
- More details below

**General Maintenance**

- Tenant Responsible for Snow Removal
- Tenant Responsible for Yard Care

**Policies**

- Dogs Not Allowed
- Cats Not Allowed
- Smoking Not Allowed

Notes:

**Utility Details and Contact Information:**

Gas and Electric  
Excel Energy  
612.330.5500  
<http://www.xcelenergy.com/Minnesota/Company/Pages/Home.aspx>  
Gas and Electric  
Service for 2009: \$176.00 per month

Water Services  
Saint Paul Regional Water Services  
651.266.6350  
<http://www.stpaul.gov/index.aspx?nid=75>  
Water Services  
Service for 2009: \$41.66 per month

Garbage Service  
Veolia Environmental Services \*  
651.487.8546  
<http://www.veoliatwincities.com/>

Garbage Service  
35 gal. container: \$21.00 per month  
65 gal. container: \$24.00 per month  
95 gal. container: \$27.00 per month

\* Renter may choose their service provider.