

**x0024980 3br (33, USD)**

Location **Kansas**  
<https://www.genclassifieds.com/x-508665-z>

Below market rate in Grain Valley, MO.... One mile east of Blue Springs and the Adams Dairy Landing shopping district. Excellent location!

#### DESCRIPTION--

Nice, newer duplex near Adams Dairy Landing (in Blue Springs) with washer and dryer, ALL ELECTRIC utilities (cheaper than gas!), 3 large bedrooms with 3 full bathrooms and a 2 car garage (rare for a duplex!). Great master bedroom suite with his/hers closets, double sinks, whirlpool tub, and enclosed shower. Newer appliances in the eat-in kitchen, lots of storage space, nice deck with stairs leading to a great backyard. Location has quick access to I- 70!

#### 3BR/3BA Duplex

\$980/month with recurring electronic rental payment, or \$1,000/month without.

Bedrooms- 3

Bathrooms- 3 full, 0 partial

Sq Footage approx.1,250

Parking 3+ dedicated

Kitchen appliances new in 2008

Washer and dryer

Trane central A/C

Private Deck with steps (shade in the summer)

Large fenced in yard  
 Fully insulated kitchen with electric cook top











Deposit - \$800

Lawn mowing and maintenance included in rent.

Local retail and restaurants include:

Adams Dairy Landing

New Wal-mart

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- \* Hy-Vee
  - \* New Target
  - \* New Home Depot
  - \* Kohls
  - \* TJ Maxx
  - \* Chipotle
  - \* Five Guys Burgers
  - \* Texas Roadhouse
  - \* Olive Garden
  - \* Panera Bread
  - \* And many more within a 2-mile commute!

Schools:

- \* Matthews Elementary School
- \* Grain Valley Middle School
- \* Grain Valley High School

RENTAL FEATURES

- Finished Basement- 3rd bedroom or Bonus/Rec room/Family room
- Living room- Dishwasher- Dryer
- Microwave- Refrigerator- Stove/Oven
- Washer- Balcony, Deck, or Patio- Yard
- Air conditioning- Central heat- Cable/Satellite-ready
- High/Vaulted ceiling
- Jacuzzi/Whirlpool in master suite

LEASE TERMS

Minimum 1 year lease, \$800 security deposit, Application fee is \$35 per adult, or \$45 for married couples per screening company guidelines. Renters must pass thorough background/credit check. Unit available August 8, 2015, but is subject to change.

NO Cats or dogs- firm policy.

Email or call Stefano directly using the information provided.

Stefano LeGrande  
Invictus Property Group LLC

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