

**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)		
 <p>Backyard Insulated garage doors with electric door lifts</p>		
<p>Deposit - \$800</p> <p><a href="https://www.genclass.com/08665-z">https://www.genclass.com/08665-z</a></p>	<p><a href="https://www.genclass.com/0866-z">https://www.genclass.com/0866-z</a></p>	<p><a href="https://www.genclass.com/0866-z">https://www.genclass.com/0866-z</a></p>
<p>Lawn mowing and maintenance included in rent.</p>		
<p>Local retail and restaurants include:</p>		
<p>Madams Dairy Landrig New Wal-mart</p>		



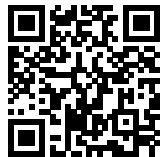
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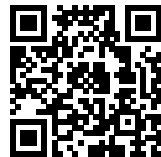
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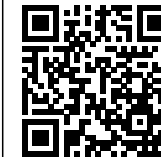
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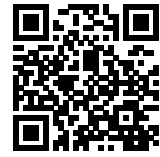
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- \* Hy-Vee
  - \* New Target
  - \* New Home Depot
  - \* Kohls
  - \* TJ Maxx
  - \* Chipotle
  - \* Five Guys Burgers
  - \* Texas Roadhouse
  - \* Olive Garden
  - \* Panera Bread
  - \* And many more within a 2-mile commute!

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 fes 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

