

NEED MORE SPACE?

913-593-3292

12926 Beacon Avenue
Grandview, Missouri 64030

Rent: \$1,250.00 Size: 1500 SqFt

2 Beds 2 Baths Duplex

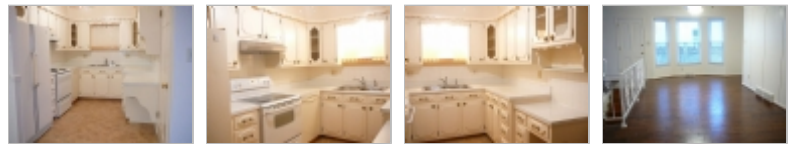
Deposit: \$1,350.00 USD
Security deposit

Application Fee: \$45.00 USD

Included Utilities:
No Utilities Included

Heat Type:
Gas

Schools: Grandview High School nearby



Property Description

NEED MORE SPACE? Check out this very spacious and well-maintained 1,500 sq. ft., 2-bedroom, 2-bath duplex with large home office. Fenced yard and attached garage. Renting for \$1350/month, but you will GET \$100 OFF RENT EACH MONTH: when you pay rent on the 3rd of the month or before. So, if you are a timely rent payer, your rent is \$1250/mo.

Please call 913-593-3292 to schedule your personal tour. All applicants will be given a concise phone interview before scheduling a tour to go over details and determine if property meets applicant's needs and income.

To Qualify: Successful applicant must have a good rental history, good to excellent credit (no bankruptcies), a good work ethic and have monthly income of at least \$5,400 take home pay (after deductions). Application and credit references are required. Note: married couples may combine their income to qualify. All other tenants are considered roommates and each one must fill out separate applications to financially qualify, individually.

Amenities:

- new double-hung energy saving windows
- beautiful wood floors--no carpeting!
- kitchen w/electric stove, dishwasher, refrigerator, lots of cabinets and counter space
- open space living room and dining room
- lots of closet space
- central air/heat
- ceiling fans in kitchen and in all bedrooms
- clean basement with large storage area or exercise room
- washer-dryer hook-ups, with utility sink
- gas water heater & furnace
- attached garage
- fenced yard
- Google Fiber now in this neighborhood
- Security deposit \$1350
- Application processing fee \$45
- Tenant pays all utilities

Located in quiet neighborhood within walking distance from downtown Grandview and Main Street shops, restaurants and city park nearby. Just a couple blocks from Main St. & 71 Hwy, the Grandview Library and International House Of Prayer University.

Floor Plan:

Ground level: kitchen (9'x10'), living room (18'x12'), dining room (18'x9), master bedroom (12.5'x11'), 2nd bedroom (10'x11'), and full sized bathroom
Basement: 3rd bedroom (16'x12'), bathroom, large home office/playroom (12'x 18'), convenient laundry room, and storage room/exercise room.

**FreeRentalSite.com**



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More Information

[FreeRentalSite.com/104315](https://www.freerentalsite.com/104315)

For more information see: www.wolkenfeldhomes.com

Restrictions

Dogs: No Dogs
Cats: No Cats
Smoking: No Smoking

Lease Details

1 year lease
Section 8: Housing Assistance Not Accepted
Date Available: Immediately