

## 2 BR / 1.5 BA - \$1,695/mo - Available 4/1/24

**(803) 830-5589**

1036 Brandon Ave  
Columbia, South Carolina  
29209-1412

**Rent: \$1,695.00** **Size:** 1452 SqFt

**2 Beds 1.5 Baths Single Family House**

**Deposit:** \$1,695.00 USD



### Property Description

Property is currently occupied and we will need to set appointments with current tenants for viewings.

This remodeled 2 BR / 1.5 BA located in Brandon Acres/Cedar Terrace neighborhood and located in close to shopping, dining, USC and downtown Columbia is available for rent and available 4/1/24.

You will enjoy a open living space upon entry and a secondary area with a faux fireplace where the garage was converted into more living space.

Gorgeous hardwood floors that lead into the dining area and bedrooms.

The kitchen includes a stove/oven, dishwasher and refrigerator with a separate eating area and washer/dryer connections.

The outdoor space is remarkable and includes a large flat area with mature landscape and a side patio for relaxing/entertaining.

There is a garden shed and a storage shed in the back yard as well.

Dog friendly property!

- Up to two dogs and upon pet screening approval - additional rent will be determined and could range from \$25- \$75/pet/month based on the FIDO score.  
Also, a \$400 non-refundable pet fee per pet. (Cats not allowed)

Additional Info:

Renter's Insurance required (and must show proof of policy).

Pre-screening required prior to tour of property.

Income requirements - 3 times monthly rent.

No prior evictions or criminal record.

Minimum credit score of 625.

Section 8 vouchers are NOT accepted.

\$75 application fee all tenants over 18, \$40 application fee for co-signers/Guarantors; \$100 Lease Documentation Fee; \$10/ month Tenant Portal Fee or \$30/ Mo Full Resident Benefit Package; \$12.95 Tenant Liability

### Restrictions

**Dogs:** Dogs (ok)

### Lease Details

1 Years

### PMI Palmetto

Office Location

**Sharon Chapman**

**(803) 830-5589**



**Cats:** Cats (ok)

**Date Available:** Immediately

**Smoking:** No Smoking