

PROPERTY DATA SHEET

630 POLARIS ST, WEST BEND

OFFERED AT:
\$549,900

PICTURES, 3D TOUR & MORE”

<https://www.630Polaris.com>

MLS #:	1955611
Taxes:	\$6,394.79 in 2025
School District:	West Bend
Square Footage:	3,711 SqFt
HOA Fee	Muth Woods \$0.00
Lot Size:	.27 Acres
Garbage Pickup	Included in Taxes

HIGHLIGHTED FEATURES

- 4 Bedrooms | 3.5 Bathroom | 3,711 SqFt
- .27 Acre Lot | Muth Woods Subdivision
- Fresh Interior Paint, Custom Light Fixtures Throughout
- Smart Home Ready Including Lutron Light Switches, Digital WIFI Thermostat, Ring Doorbell & MyQ Garage Door Opener
- Open Concept Main Level with Elevated Ceilings
- Beautifully Maintained Hardwood Floors
- Gas Fireplace on Main | Electric Fireplace On Lower Level
- Kitchen Features Food Pantry, Tile Backsplash, Center Island, Under-Cabinet Lighting, Stainless Appliances
- Main Level Private Office
- Updated Main Level Powder Room
- Finished Walkout Lower Level with Bar, Theater Ready Room, Bath & Workout Room
- Primary Suite Features WIC & Moveable Custom Cabinets, Ensuite with Whirlpool Tub
- Lofted Area Features Built-In Desks for Crafters or Kids Homework Center
- Composite Deck and Large Patio with Turf Area Below
- 3 Car Garage
- No HOA dues
- Close to Schools, Parks and Shopping



APPLIANCE & MECHANICALS INFO

Dishwasher	New in 2019
Wall Oven/Microwave	New in 2024
Kitchen Refrigerator	New in 2023
Wine Refrigerator	New in 2023
Water Heater	New in 2020
Central Air	Original
Furnace	Original
Washer	New in 2019
Dryer	New in 2016
Commercial Grade H2O Softener	New in 2023
Roof	Original

UTILITY & PROVIDER INFO

Gas/Electric	We Energies	Avg \$310/Month
Internet	Spectrum	Varies
Water/Sewer	City of West Bend	Avg \$150/Qtr

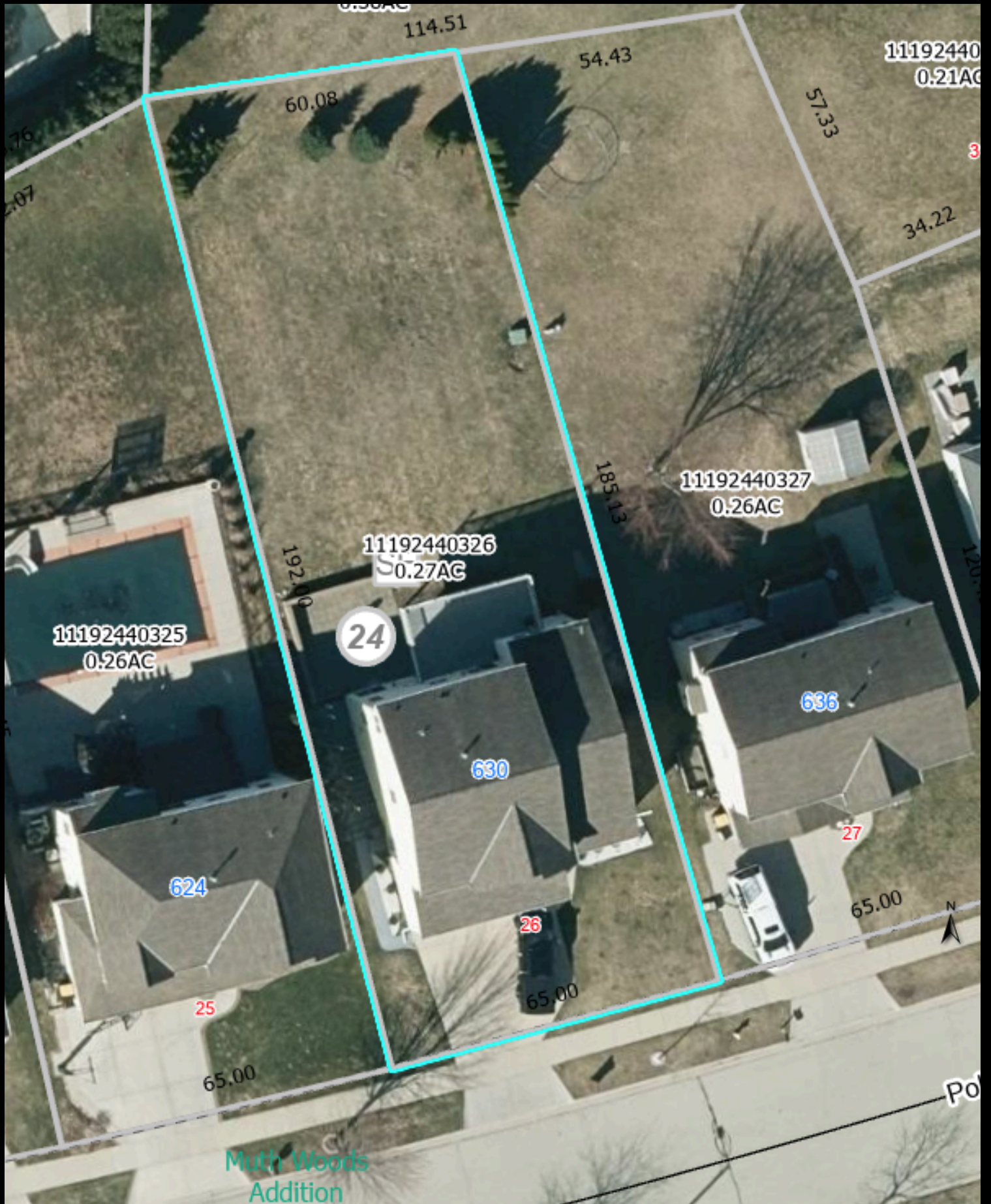
INCLUSIONS

- Washer
- Dryer
- Wall Oven/Microwave Combo Unit
- Dishwasher
- Refrigerator
- Wine Refrigerator
- Water Softener (Owned)
- Desk in Den
- Built in Closet in Main Bedroom
- Black Shelving Unit Garage
- Patio Bench
- Basement Wall Shelving

EXCLUSIONS

- Seller's Personal Property
- Desks in Loft (not built-in)

All information deemed reliable but not guaranteed by Broker or Seller. Buyer to verify all information Buyer deems pertinent to Buyer's purchasing decision. Seller and Broker not liable for accidental errors and/or omissions.



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25

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Muth Woods
Addition



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