NSD PROPERTY MANAGEMENT LLC

presents

Perfect Paradise



Your Digital Guide Book

432 BEACHFRONT DR, SHEBOYGAN, WI 53081, USA

4 BEDROOMS
3 BATHS

HIGH-SPEED INTERNET

WELCOME GUIDE

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YOUR HOSTS





Hey! We’re Dan and Danielle!

We are delighted to be your hosts! Our passion lies in ensuring your stay is not just comfortable but extraordinary. We are committed to offering a cozy haven with exceptional amenities, making your stay with us truly special.

To enhance your experience, we've put together a comprehensive guidebook that will serve as your companion during your stay. Our guidebook is designed to help you navigate the local scene effortlessly. From top-notch restaurants and cozy bars to shopping destinations and exciting activities, we've curated a list of our favorite spots to ensure you make the most of your time here.

If there's anything specific you're looking for or if you need assistance with anything during your stay, please feel free to reach out to us. Your comfort and satisfaction are our top priorities.

414-426-6922

dan@staywithnsd.com

YOUR HOME





This condo is designed to be a cozy retreat, offering a perfect balance between comfort and style. From the moment you step inside, you'll notice the warm and inviting atmosphere that we've cultivated to make you feel right at home.



The decor of this condo reflects our personal taste and love for modern minimalism with a touch of vintage charm. We've carefully chosen furnishings, artwork, and accents to create a space that is not only aesthetically pleasing but also functional and comfortable.

HOME DETAILS



Stay connected. You will be able to easily access reception on your mobile phone. We also provide free high-speed internet access.

Whether it's streaming shows on the smart TV or diving into a good book from our collection, we've got something for everyone.

Start your day right with a complimentary **Coffee Bar** at the property, offering a selection of freshly brewed beverages to energize your morning routine.

Forgot to pack enough clothes? No worries! A washer and dryer are available right in your unit, ensuring convenience and ease during your stay.

Adjust the thermostat to your liking during colder days. Stay cool during warmer weather by adjusting the air conditioner.

Free parking on premises. Choose any unmarked spot, including spot 732, or explore additional street parking options.

CHECK IN/OUT



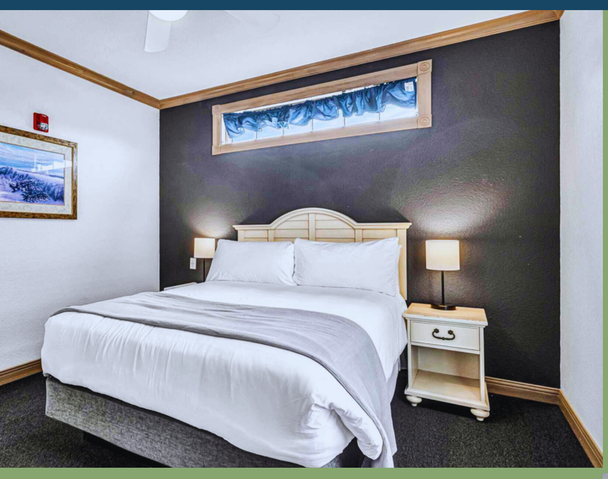
CHECK-IN: 3 P.M.

Your keyless check-in details will be sent a day before your arrival. Upon entering, we encourage you to explore your new home, get acquainted with the amenities, and make yourself comfortable. If you have any questions or need assistance during your stay, feel free to reach out.

CHECK-OUT: 11 A.M.

For a seamless departure, please refer to the checkout instructions at the end of this guide. Your cooperation is greatly appreciated.

BEDROOMS



MASTER BEDROOM

The master suite boasts a king-size bed, smart TV, ample closet space, and a private bathroom with a walk-in shower and oversized jacuzzi tub.

QUEEN ROOM

Bedroom 2 offers versatility and convenience with two cozy queen beds. Equipped with a smart TV, dresser, closet, and charging station



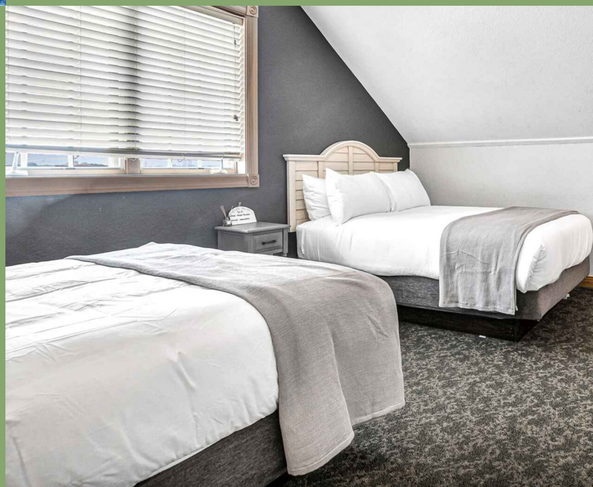


QUEEN ROOM & BUNK SUITE

Provides a queen bed paired with a twin over twin bunk bed with the convenience of a smart TV, dresser, closet, and charging station.

QUEEN ROOM 2

Welcomes guests with a plush queen bed, ensuring a restful night's sleep. Complete with a smart TV, dresser, closet, and charging station



KITCHEN



THINGS TO KNOW

The kitchen is equipped with four burner stoves, an oven, and other modern appliances and utensils that you'll need for cooking.

For your convenience, you'll find cleaning supplies under the sink. Feel free to use them to tidy up after meals or address any spills promptly.

Happy cooking!

WHAT YOU'LL FIND

- Pots and pans
- Non-stick frying pans
- Chef's knives
- Plates, bowls, and glasses
- Cutlery sets
- Coffee mugs
- Cutting boards
- Measuring cups and spoons
- Microwave
- Toaster
- Coffee maker

TRASH



TRASH DISPOSAL

- Ensure that all trash is securely bagged before placing it in the bins.
- If the trash bin becomes full during your stay, additional trash bags are under the sink.

RECYCLING

- We provide separate bins for recycling. Please make use of these bins for items such as paper, cardboard, plastic, glass, and metal.
- Rinse containers before recycling to reduce contamination.

WI-FI





NETWORK NAME

Perfect Paradise

PASSWORD

welcomehome

Need a private office? Try:

THE OFFICE COWORKING
615 S 8th St, Unit 130A,
Sheboygan WI
920-940-8221

Experience unparalleled flexibility at Sheboygan's exclusive 24/7/365 membership-based flexible-desk work environment – your gateway to a dynamic workspace tailored to your schedule and needs.

AMENITIES



FIREPLACE

Experience warmth and ambiance with this condo's indoor fireplace, featuring both comfort and charm for a delightful and relaxing stay.



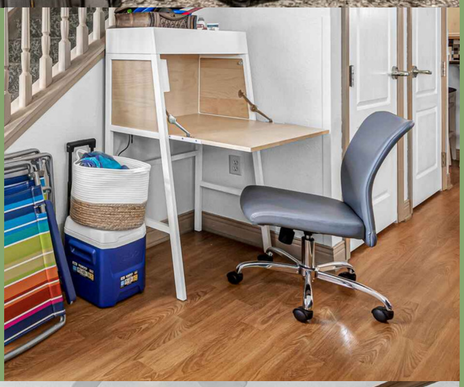
LAUNDRY

Enjoy the convenience of an in-unit washer/dryer, providing you with the ease of doing laundry right on the property. Simplify your stay with this hassle-free and comfortable experience.



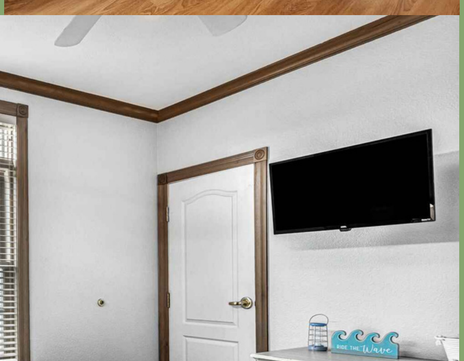
KITCHEN APPLIANCES

We've got a dishwasher, microwave, blender, and coffee machine ready for your use!



DEDICATED WORKSPACE

Enjoy features such as high-speed Wi-Fi, ergonomic seating, ample desk space, and a quiet environment – all designed to enhance your work or study experience during your stay



TELEVISION

Enjoy television viewing inside all bedrooms, and living room. Experience your personal streaming accounts on these smart Roku TVs.

EMERGENCY

MEDICAL EMERGENCIES

HSHS St. Nicholas Hospital
3100 Superior Ave, Sheboygan
+1 920 459 8300

POLICE STATION

Sheboygan County Sheriff's Department
525 N 6th St, Sheboygan, WI
+1 920 459 3111

FIRE EMERGENCIES

Sheboygan Fire Station 1
833 New York Ave, Sheboygan
+19204593327

FIRE EXTINGUISHER

Fire extinguishers are available on the property, conveniently situated under the sink for easy access and safety.

FIRST AID KIT

First aid kits are provided on the premises, conveniently placed in the bathroom for accessibility.

HOUSE RULES



1

PETS POLICY

For the comfort of all our guests, No Animals allowed on the property at all.

2

NO PARTIES OR EVENTS

Our space is not suitable for parties or events. Please be mindful of that.

3

NO SMOKING

If you need to smoke, please do so outside. No smoking with in 25 feet of the house.

4

REPORT LOST/DAMAGED ITEMS

Guests are responsible for any lost or damaged items during their stay. Please report any issues promptly.

5

STAY SAFE

Keep all doors and windows locked when you're not on the premises. Report any security concerns immediately.

6

CONSERVE ENERGY

Switch off any air conditions, heaters, lights, or fans when they are not in use. Thank you!

TRANSPORT



PUBLIC TRANSPORT/ON FOOT

There are pedestrian-friendly zones with sidewalks and crosswalks. You can also take the bus or train.

BY CAR/TAXI

Our location provides easy access to main roads and highways, facilitating seamless navigation.

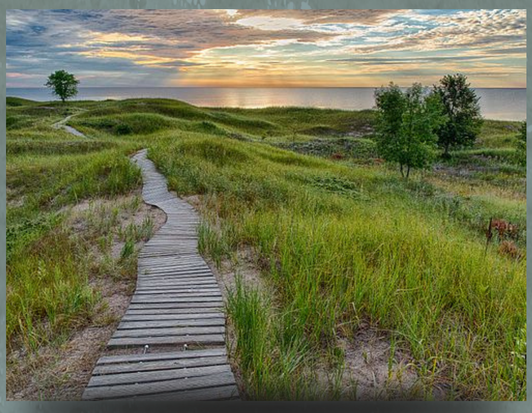
CYCLING AROUND

Sheboygan features bike-friendly routes and trails, offering a healthy and eco-friendly way to travel, ideal for short distances. Bubblr bikes are also available.

BUS ROUTE

Shoreline Metro is our local transportation provider servicing the communities of Sheboygan, Sheboygan Falls and Kohler.

PLACES TO SEE



KOHLER-ANDRAE STATE PARK

Right on Lake Michigan, Kohler-Andrae State Park has some of the loveliest beaches around, as well as a nature center, trails through the dunes, lots of history, different kinds of wildlife and places to pitch a tent or plug in a camper. You just need a State Park access sticker.



BOOKWORM GARDEN

Imagine a place where children's books come alive, where the three bears are life size, tree houses are big enough for 30 people, you can go inside Hansel & Gretel's house, but not eat it, and whether you are or not, you feel like a kid. That place is in Sheboygan.



SHEBOYGAN LIGHTHOUSE

The Sheboygan Breakwater Lighthouse, located at the end of North Pier, is a classic red structure that stands tall. While you can't go inside, it's a favorite local pastime to stroll out on a beautiful day, enjoy Lake Michigan, take in the Sheboygan skyline, and admire the graffiti, whether artistic or not.



JOHN MICHAEL KOHLER ARTS CENTER

The JMKAC in Sheboygan, adjacent to Lake Michigan, is a visually appealing site. It features an authentic historic Kohler family home, old library ruins, a stunning entryway, dynamic display rooms, classrooms, an event hall, beautiful gardens, and unique bathrooms.

ACTIVITIES





FISHING

Sheboygan is bordered to the east by Lake Michigan and filled from the north to the south with accessible fishing holes and lakes. We have fish for every season and every time of day!



SURFING

"Fresh Water Surf Capital of the World," - extending five miles into the lake, experiences incredible waves when winds range from 20-25 mph from the northeast or west-southwest.



KAYAKING

For quality time with yourself or friends, cruise the shoreline of Lake Michigan; for more of an adventure, take a trip up the Sheboygan River to explore nature.



PADDLE BOARDING

Whether you're a winter surfer or prefer summer activities like kayaking and paddleboarding on Lake Michigan, Sheboygan has it all.



INFLATABLE PARK

Quarry Beach is a family-friendly lake water park that offers a wide variety of activities for the whole family that are challenging and fun for all ages.



GOLFING

Whistling Straits is one of two 36-hole links-style golf courses associated with Destination Kohler, a luxury golf resort owned and operated by the Kohler Company.

DINING

LINO RISTORANTE ITALIANO

Casual eatery with a patio & Sheboygan River views serving Italian seafood, pasta & meat dishes..

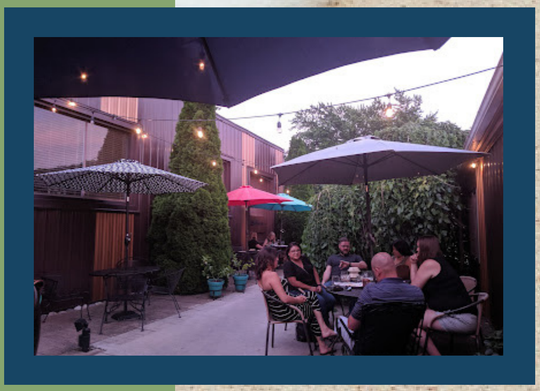
Call: +1 920 457 5200



BOMALLIES

With inviting outdoor seating, signature cocktails, and a delectable selection of vegetarian dishes, this restaurant offers a delightful dining experience.

Call: +1 920 395 2868



PARKER JOHN'S BBQ & PIZZA

Savor the delectable BBQ and pizza offerings at Parker John's. Treat your taste buds to the rich and flavorful experience of this renowned local restaurant.

Call: +1 920 453 0299



For more info visit:
Visit Sheboygan

Sheboygan Chamber of Commerce

BARS



LEGEND LARRY'S

1142 Plankview Green Blvd, Sheboygan Falls, WI 53085, US
+1 920 550 2447

A renowned sports bar with wings and signature sauces best in the state. Indulge in a memorable experience with great company and flavorful wings, making it a must-visit spot for wing enthusiasts!



CHAMPS SPORTS BAR & GRILL

1501 Indiana Ave, Sheboygan, WI 53081, United States
+1 920 458 9122

The perfect blend of great food, exciting events, and a welcoming ambiance for you to relish. Enjoy happy hour with delectable food offerings, and immerse yourself in the vibrant atmosphere with live performances.



THE SILVER FERN

2538 N 15th St, Sheboygan, WI 53083, United States
+1 920 452 3376

A remarkable pub where every detail is crafted for your enjoyment. Unwind in our outdoor seating, savor the excellence of our cocktails, and revel in the unique atmosphere that occasionally evokes tears of joy as you enter our inviting hall.

For more info visit:
Visit Sheboygan

Sheboygan Chamber of Commerce

SHOPPING



SHEBOYGAN DISCOUNT WAREHOUSE

2836 S Business Dr, Sheboygan, WI

Unlock a world of savings at Sheboygan Discount Warehouse, where quality meets affordability. Browse through a diverse selection of items ranging from everyday essentials to unique finds, all at discounted prices. Whether you're looking for household goods, apparel, or hidden treasures, this local gem has it all.



NIKKI'S NEX 2 NEW

1019 N 8th St. Sheboygan, WI

An amazing clothes consignment shop known for its curated selection of high-quality and stylish items. Discover hidden treasures and elevate your wardrobe with the eclectic finds they offer.



FREAK TOYZ

520 N 8th St. Sheboygan, WI

Invites you to explore a curated collection of rare gaming memorabilia and exclusive anime treasures. From vintage consoles to limited-edition figures, Freak Toys is the go-to spot for collectors seeking unique finds.

For more info visit:

Visit Sheboygan

Sheboygan Chamber of Commerce

TRAVELING PROFESSIONALS

We love hosting traveling professionals. Here is a list of local businesses and their proximty to this property.

LOCAL HOSPITALS



AURORA SHEBOYGAN MEMORIAL MEDICAL CTR

3400 Union Ave, Sheboygan

2.8 miles / 8 min drive via Indiana Ave



ST NICHOLAS HOSPITAL

3100 Superior Ave, Sheboygan

3.4 miles / 9 min drive via S 14th St and Superior Ave



CLEVELAND CLINIC

1205 North Ave, Cleveland, WI

15.9 miles / 21 min drive via I-43 N



AURORA MEDICAL CTR MANITOWOC COUNTY

5000 Memorial Dr, Two Rivers

35.7 miles / 41 min drive via I-43 N



HOLY FAMILY MEMORIAL

2300 Western Ave, Manitowoc

29.2 miles / 35 min drive via I-43 N

TRAVELING PROFESSIONALS

We love hosting traveling professionals. Here is a list of local businesses and their proximty to this property.

OTHER BUSINESSES

ACUITY
2800 S Taylor Dr, Sheboygan, WI
3.1 miles / 8 min drive via Indiana Ave and S Taylor Dr

KOHLER
444 Highland Dr, Kohler, WI
4.1 miles / 9 min drive via Indiana Ave

TORO CO.
3424 County Rd PP, Plymouth, WI
14.3 miles / 21 min drive via WI-23 W/WI-23 Trunk W

VOLLRATH
1236 N 18th St, Sheboygan, WI
2.5 miles / 7 min drive via WI-28 E/S 14th St

NEMAK
2800 S Taylor Dr, Sheboygan, WI
3.5 miles / 8 min drive via Indiana Ave and S Taylor Dr

SARGENTO
1 Persnickety Place, Plymouth, WI
16.8 miles / 21 min drive via S Business Dr

OLD WISCONSIN
4036 Weeden Creek Rd, Sheboygan
4.8 miles / 10 min drive via S Business Dr







CHECK-OUT



DISHES
Please load the dishwasher with any used dishes, utensils, and cookware and run a cycle before leaving.

LIGHTS
Please ensure all lights, electronics, and appliances are switched off. This helps to conserve electricity.

BELONGINGS
Double-check all rooms, closets, and drawers to ensure you haven't left any personal items behind.

FOOD
Please remove and empty the fridge of all food items that are perishable or have been opened.

KEYS
Please return the garage door opener to the kitchen counter

DOORS
Please ensure the rear door is locked, all windows are closed, and lock the deadbolt on the front door on the way out.

REVIEW



Enjoyed YOUR STAY?

PLEASE LEAVE US A REVIEW!
WE'D APPRECIATE THAT SO MUCH!

★★★★★

We had a great stay. It was sparkling clean. Kitchen had everything we needed. Beds and linen were very comfortable. Very nice quality of towels. Unit had coffee pods and creamer for use (nice touch). Didn't spend anytime outdoors (beach-we visited in December) but enjoyed the sun rise colors. Walking distance to very good restaurants. We would definitely use this location again.

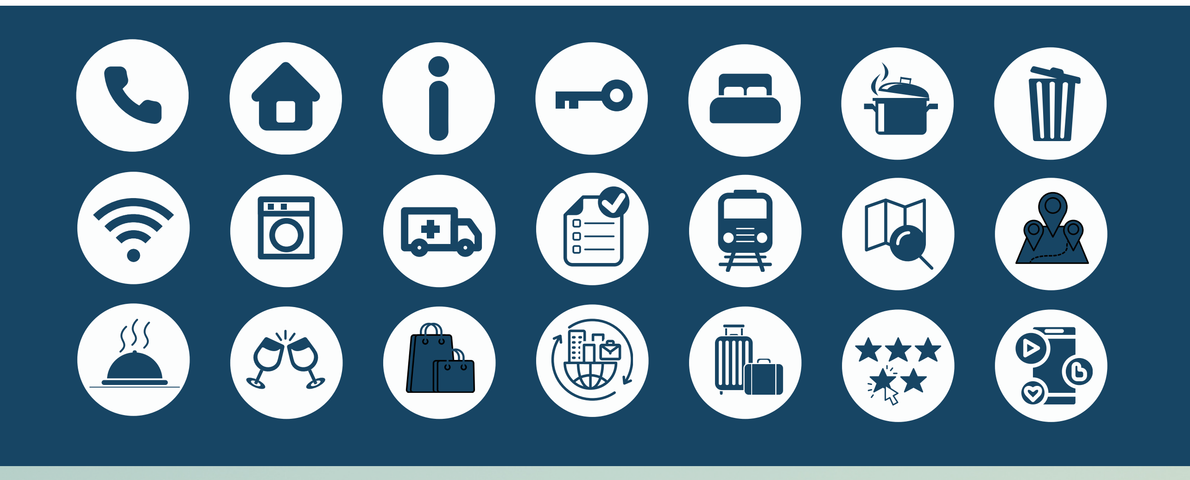
- Cory

★★★★★

The property was excellent. Clean and comfortable. Great location with close proximity to Blackwolf Run and Whistling Straits. Enjoyed our time at the property. Will rent again next year.

- David S.

SOCIALS



Thank YOU!



NSD PROPERTY MANAGEMENT LLC

It was our pleasure to host you. If you enjoyed your stay, please leave a review. Your feedback is important to us.

@staywithnsd

@_nsdrentalretreats_

@nsdpropmgmt

@nsd-property-management-llc

NSD PROPERTY MANAGEMENT, LLC

615 S 8TH ST SUITE 130A
SHEBOYGAN, WI 53081