

W2485 Ourtown Road | River Ridge North | Sheboygan Falls, WI 53085

RIVER RIDGE NORTH

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Private Onion River Retreat | Custom Exposed Ranch | Nearly 2 Wooded Acres



1.89 acres private wooded setting	Approx. 500 ft. Onion River frontage	Approx. 3,486 sq. ft. finished living space*	3 BR + flex spaces den + lower bonus room
Main-level suite fireplace, office, dual bath areas	Finished lower level theater, wet bar, guest rooms	3-car garage epoxy floor + lower stair access	\$53K+ updates plus painting and tree cleanup

The positioning in one sentence

A rare Sheboygan Falls riverfront retreat combining privacy, mature grounds, meaningful seller upgrades, main-level living, and a finished entertainment level just minutes from Kohler golf, Lake Michigan, Sheboygan dining, and everyday conveniences.

*Finished square footage shown as approx. 3,486 per prior MLS/public record; buyer to verify.

GROUNDS, RIVER FRONTAGE AND LIFESTYLE

What Makes This Property Rare

River Ridge North is defined by something most homes cannot add later: a private, mature setting along the Onion River. The home sits on 1.89 wooded acres with approx. 500 feet of river frontage, open lawn, landscaped beds, a river-view gazebo, fire pit area, deck, paver hot tub area, and multiple places to gather outside. The result is a property that feels like a private retreat while remaining close to Kohler, Sheboygan, Lake Michigan, and Sheboygan Falls amenities.



Riverfront gazebo and lounge setting



Aerial riverfront context and mature grounds



Newer walk-out deck and hot tub area



Stone and brick fire pit gathering area

The lifestyle buyer sees

- Coffee on the deck overlooking the wooded river corridor.
- Evenings at the gazebo, fire pit or hot tub area.
- A peaceful setting with room to host, relax and spread out.

The practical buyer sees

- Defined rooms for work, hosting, guests and quiet separation.
- Main-level primary suite and laundry.
- Finished lower level with bedrooms, wet bar and theater/rec areas.

The scarcity buyer sees

- Approx. 500 feet of river frontage.
- Nearly 2 acres with mature landscaping and wooded privacy.
- Custom home, 3-car garage and upgraded outdoor living already in place.

RECENT VALUE ADDED

Current Seller Improvements

The current ownership period strengthened the property where buyers feel value most: outdoor living, primary-suite luxury, water quality, finished living space, cosmetic presentation and grounds cleanup. Seller-provided investment estimates total more than \$53,000 before counting extensive painting and major tree/grounds work.

Improvement	Buyer Benefit	Approx. Investment
New kitchen walk-out slider and deck	Creates direct indoor-outdoor connection from kitchen to yard/river setting.	\$25,000
Paver hot tub patio area with dedicated electrical	Upgraded outdoor relaxation zone designed for year-round enjoyment.	\$6,000
River-view gazebo	Signature outdoor gathering space overlooking the water.	\$4,500
Lower-level bedroom with closet conversion	Improves usable finished space and guest/family functionality.	\$6,000
Cast iron Kohler Tea-for-Two soaking tub	Premium primary-suite upgrade replacing prior acrylic jetted tub.	\$8,000
Whole-house iron filtration system	Improves water quality and everyday owner experience.	\$3,500
Extensive interior painting	Freshened presentation throughout the home.	Additional
Dead ash tree removal / major grounds cleanup	Improved safety, aesthetics and long-term property stewardship.	Additional

\$53,000+ in seller-provided improvement investment

This figure does not include the value of extensive painting or major tree/grounds cleanup. Amounts are seller-provided and approximate.



Primary suite now features a Kohler Tea-for-Two cast iron soaking tub



Riverfront arbor and landscaped path toward the water

COMFORT, QUALITY AND DAILY FUNCTION

Main-Level Living and Primary Suite

The main level is built around comfortable, defined living spaces: a fireplace living room with river-facing southern exposure, formal dining, a custom kitchen, main-level laundry/mudroom, a den/flex room, and an expansive primary suite. The layout creates separation for work, rest and entertaining while keeping daily living on one level.



Fireplace living room with natural light and defined gathering space



Custom kitchen with granite, Lyptus cabinetry and breakfast/bar seating



Expansive primary suite with fireplace and custom details



Kohler Tea-for-Two cast iron soaking tub and spa-style bath setting

Kitchen and dining	Primary suite	Custom interior details
<ul style="list-style-type: none">• Custom Lyptus cabinetry with easy-close drawers.• Granite counters, breakfast/bar seating and attached formal dining.• Quality appliances; induction cooktop with gas line available for stove conversion.• Porcelain tile kitchen floor and abundant storage.	<ul style="list-style-type: none">• Fireplace shared with spa-style bath area.• Two large walk-in closets plus built-in office/storage area.• Kohler Tea-for-Two cast iron soaking tub.• Walk-in shower, dual private bath/vanity areas and bidet toilet seats.	<ul style="list-style-type: none">• Custom stained-glass front entry.• Pella windows with fabric shade inserts.• Arched doorways, transom windows, tray ceilings and art niches.• 3/4-inch solid Lyptus hardwood flooring and high-end Kohler fixtures.

FLEXIBLE SPACE FOR GUESTS, ENTERTAINING AND STORAGE

Finished Lower Level, Garage and Everyday Utility

The exposed lower level expands the home with two bedrooms, a full bath, wet bar/second kitchen area, theater/rec room, storage, and a large bonus/family room currently used as a play/flex area. This level gives the home the extra zones that make it work for guests, kids, movie nights, game days, hobbies, fitness or longer stays.



Lower-level entertainment lounge with wet bar/second kitchen area nearby



Dedicated theater/rec room with large-screen viewing setup



Attached 3-car garage with epoxy floor, lighting and lower-level stair access



Aerial view showing the private setting and river corridor

Lower-level features	Garage features	Systems and construction
<ul style="list-style-type: none">• Two lower-level bedrooms, including a large bedroom with closet completed by current seller.• Full bath with walk-in shower.• Wet bar/second kitchen area with cabinetry and gathering space.• Large bonus/family/play room plus storage and utility areas.	<ul style="list-style-type: none">• Attached 3-car garage with two extra-height doors.• Approx. 300 sq. ft. extra storage/work area per prior feature sheet.• Decorative epoxy flooring, finished walls/ceiling, strong lighting and garage sink/drains.• Private garage stair access to lower level.	<ul style="list-style-type: none">• 2x6 framing, extra-height ceilings and high insulation package.• Dual-zone HVAC, central humidifier, air exchanger, UV air purification and reverse osmosis system.• Whole-house iron filtration system installed by current seller.• Sump pump with WatchDog back-up, 75-gallon water heater and private well/mound system.

CONSTRUCTION, EXTERIOR AND SITE DETAILS

Feature Reference for Buyers

This page is designed as a quick reference for buyers who appreciate quality-of-construction details and long-term ownership advantages. Items below are drawn from seller-provided updates, current photography, prior owner feature information and available listing records; buyer should verify all details important to them.

Exterior and site	Water, septic and mechanical	Ownership flexibility
<ul style="list-style-type: none">• HardiePlank-style low-maintenance siding with substantial stone/brick accents.• Covered front porch, decorative concrete accents and designer mailbox.• Decra designer durable 50+ year roof noted in prior feature sheet; Class 4 hail-resistant rating noted by prior owner.• Riverfront arbor, gazebo, fire pit area, deck, patio and landscaped perennial beds.• Drought-resistant fescue-mix lawn and natural habitat setting with birds, butterflies and wildlife.	<ul style="list-style-type: none">• Private well and mound system.• Prior feature sheet noted 360-foot deep high-pressure well with favorable 2018 water testing references.• Prior feature sheet indicated septic tanks can accommodate 4 bedrooms; buyer should verify any future bedroom/septic questions.• Whole-house iron filtration system, reverse osmosis water filtration and central air purification components.• Dual-zone HVAC, 3 ceiling fans with lighting, central humidifier and air-to-air exchange system.	<ul style="list-style-type: none">• 3 bedrooms plus main-level den/flex room and lower-level bonus/family room.• Defined rooms create separate zones for working, entertaining, guests, kids and quiet relaxation.• Select furnishings/decor and potential turnkey-style items may be negotiable by separate agreement.• Mounted TVs, hot tub, theater equipment and personal property should be confirmed by written inclusion/exclusion list.• Seller is a licensed Wisconsin real estate agent.

Why people consistently love the property

The strongest lifestyle themes are the peaceful river setting, gazebo and fire pit areas, comfortable bedrooms, stocked kitchen, theater/game spaces, multiple gathering zones, and easy access to golf, Sheboygan dining, Lake Michigan and Sheboygan Falls conveniences.

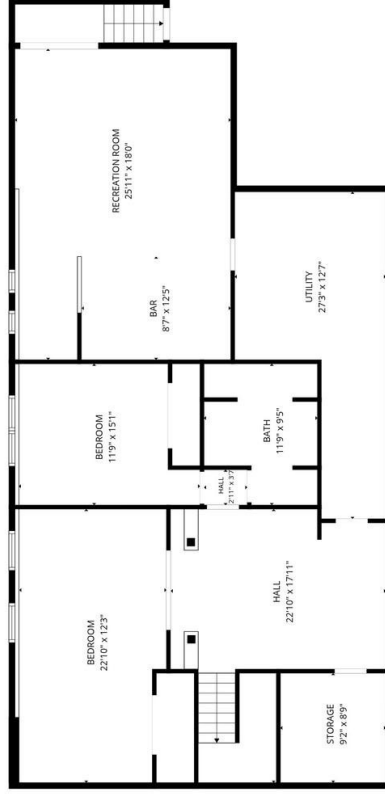
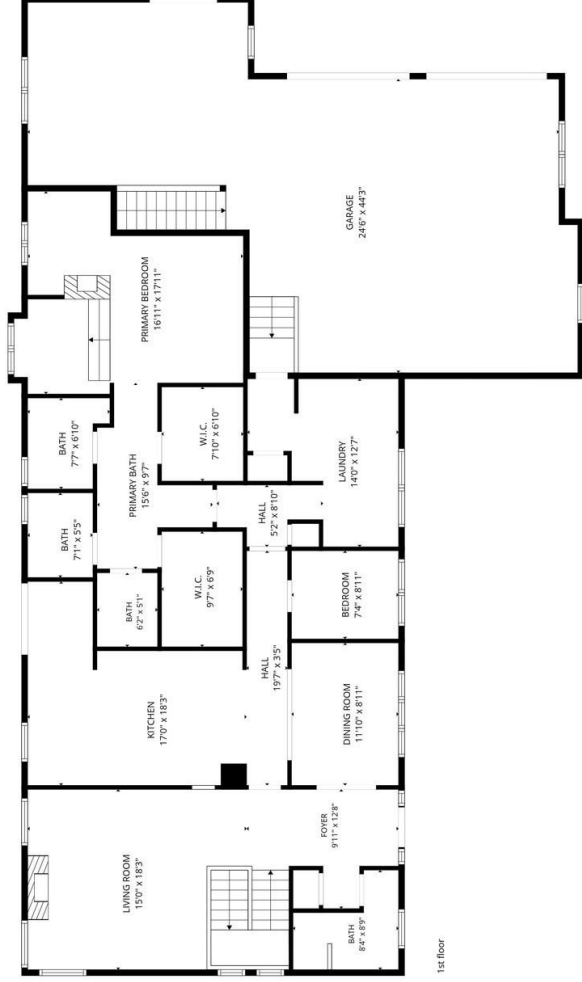


Onion River frontage and natural setting



Deck, hot tub area and backyard connection

Layout and Room Dimension Reference



Main level	Lower level	Buyer verification
Living room, kitchen, dining, primary suite, den/flex room, laundry and attached 3-car garage.	Two bedrooms, full bath, wet bar/second kitchen, theater/rec room, storage/utility and large bonus/family room.	Floor plan and room dimensions are approximate, finished square footage may vary by measurement method.
Buyer notes: approx. 3,486 finished sq. ft. is based on prior MLS/public record. Buyer should verify all measurements, square footage, acreage, waterfrontage, systems, zoning, future use, permits, sanitary suitability, inclusions and exclusions to buyer's satisfaction.		

Measurements, square footage, acreage, waterfrontage and features are approximate and should be verified by buyer.