

Ice Lake Landing condos nearly done

IRON RIVER—Plans for the Ice Lake Landing condo development went from blueprints to reality last year, and construction along the north shore of Ice Lake has been moving along quickly this winter.

"It's time to come home," say the fliers promoting the project, and Brian Brzoznowski, one of the partners of Ice Lake Development, which is developing the project, thinks Ice Lake Landing will appeal to many former residents who are at the stage of life when they are thinking about retiring and moving back to Iron County.

Work started on the four-unit project in late July 2007. Brzoznowski expects to hold an open house this March. One unit will be completed—decorated, painted and fully optioned out.

The other three will be brought to a drywall finish, so a purchaser can select the finishing touches—doors, trim, accessories, lighting, cabinets, countertops—to their liking. "They're going to be able to customize it to their own desires," Brzoznowski said. "That's probably the most exciting part for people coming in."

All units have fireplaces, walk-in closets and attached, finished garages.

"These are very upper-end condominiums," Brzoznowski continued. "They are 2,100 and 2,300 square feet, three bedrooms and three bathrooms. Luxury furnishings like you wouldn't believe—nine-foot ceilings, quartz countertops, Pella Designer Series windows, hickory cabinets, walk-in bodywrap showers, drop-in tubs—fabulous lighting and media and electrical layouts and beautiful decks."

All four condos will have southern exposure to the lake. "Fantastic views. Every one of them feels as if you are the only person on the lake."



The Ice Lake Landing condo development near completion on the north shore of the popular lake. Four condo units are expected to be put on sale this spring.

The site is being landscaped; rocks that were left at the site by farmers over the years are being made into rock walls, and the parking lot will be blacktopped. The exterior has cedar siding and 50-year shingles.

"We wanted to present a package to people, that they could come back home, and it would be a maintenance-free lifestyle."

It is not, he noted, an economy project. It's a luxury project, with prices "less than \$400,000 per unit."

Brzoznowski working with Glen Shippman, who owns Custom Components and Cornerstone Building in Eagle River, Wis. Brzoznowski has been working with Shipman since 1991.

Brzoznowski, who operates Cottages to Castles with his wife, said he had been thinking about a project like this for years. Many former residents still dream about the things they did in Iron County, he said, and want to come home.

"But they don't want to have another home to maintain," he added. "That's where the condominium project started."

Five years ago, when Cottages to Castles built a home on Indian Lake for Bruce Rampage, he and Brzoznowski got to be friends.

They and their wives eventually agreed to work together to develop a project on Ice Lake, forming Ice Lake Development LLC. Brzoznowski bought the Ice Lake property from the Donati family in late 2006, went through the rezoning process, designed the project and broke ground in late July 2007.

"We utilize component building, where we prebuilt all the wall panels and floor panels in a factory. Then we ship them to the site and assemble them there." Local companies and tradespeople are used wherever possible.

Cottages to Castles did the landscaping, design and general contracting, while Rampage worked on the legal aspects of the work, including financing and administration.

CoVantage Credit Union is doing financing on the project and will offer mortgage packages for anyone who needs financing.

The Brzoznowskis remain the sole owners of Cottages to Castles, which they started in 1995. "We are the premier home-builder in Iron County," Brzoznowski said. "We build more homes, pulled more permits and have built more homes in Iron County than anyone in history. We're very thankful for that."

The company recently was awarded the fourth place award nationwide at a seminar sponsored by Stratford Homes. "In a declining housing market, we moved up in the ranks, and we actually had a better year last year than we did the year before."

As for Ice Lake Landing, Brzoznowski said there has been a lot of interest. "We believe there are enough people that have expressed interest that, as soon as we have an open house and are ready to do a transaction, they'll be sold very, very shortly."

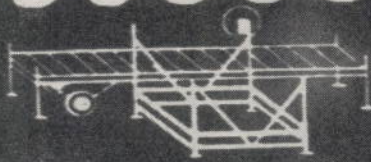
Anyone interested is asked to contact Brzoznowski at Cottages to Castles. While the Ice Lake property may sell quickly, Brzoznowski said, Ice Lake Development is discussing other future projects, both on and off the water. Any interested group interested in having a condo built is invited to call.

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