

ISLAND LAKE AT COPPER POINT

ISLAND LAKE/COPPER POINT AT CASTLE ROCK LAKE

Island Lake is one of the best blocks of lakefront lots ever sold at Castle Rock Lake. Castle Rock is Wisconsin's premier boating lake.

- Sales start fall 2015.
- Island Lake is currently under construction (75% completed). Buy now for choice lots!
- State Park on two sides.
- Island Lake is a 33-acre sand bottom lake with Castle Rock boat slips across the street.
- Castle Rock Lake is 17,000 acres & the 4th largest lake in Wisconsin.
- 10,000 sq. ft. clubhouse with indoor waterpark, indoor swimming pool, kiddie pool, hot tub, workout facility, indoor/outdoor basketball courts, and lounge area.
- Island Lake is approximately 20-25 feet deep, completely sand bottomed and 100% surrounded by sand beach.
- Island Lake is perfect for swimming, small boats, fishing (bass, panfish), canoeing, kayaking, and other water activities.
- Copper Point has been called one of the best lakefront developments EVER in the entire Midwest!!
- The DuPont Registry called Castle Rock Lake the "Midwest's Best Kept Secret."
- A boater's dream - Castle Rock Lake has everything you could want: restaurants, bars, beaches, new championship golf course & even weekend beach parties. Everything is on the water and within minutes by boat!
- Copper Point has 2.5 miles of frontage on Castle Rock Lake, miles of frontage on the private lakes, and is approximately 500 acres in total size.



LAKEFRONT LOG HOMES FOR SALE

(Artist Rendition)



\$89K

Price is for home (shell) only. Land is separate and starts at \$50k.

(Artist Rendition)



\$109K

Price is for home (shell) only. Land is separate and starts at \$50k.



- Lakefront vacant property priced from \$50k to \$200k.
- Homes at Castle Rock Lake come with clubhouse access (pool, workout facilities, and other indoor amenities.)
- Several lakefront spec homes are available for immediate purchase at Castle Rock Lake and NEPCO Lake.
- Most homes are built as a shell so you can choose your finishing touches.
- Log/Cedar siding and extensive custom stonework.

www.CastleRockLake.com

FALL 2015 - "5" Spec Homes w/ Boat Houses at NEPCO Lake (Yes, Brand New Boat Houses)

FALL 2015 - New Development at Castle Rock Lake

Pavloski Waterfront Developments
PO Box 1027
Wisconsin Rapids, WI 54495



LAKEFRONT 3.9% Lot Loans Available



BUY NOW TO CUSTOMIZE

5 Custom Lakefront Homes with Boat Houses Fall 2015

NEPCOLake.com

CastleRockLake.com

CastleRockLake.com

NEW LAKEFRONT HOMES WITH BOAT HOUSES

NEPCO LAKE

A CANADIAN LAKE IN CENTRAL WI

3.9% LAKEFRONT LOT LOANS

500-ACRE CRYSTAL CLEAR SAND BOTTOM LAKE

"We are developing on two of Wisconsin's top lakes."

CASTLE ROCK LAKE

17,000 acre lake with restaurants, bars, beaches, marinas and even a golf course on the lake. Castle Rock Lake is arguably Wisconsin's top boating and recreational lake.

NEPCO LAKE

500 acre crystal-clear lake located in Wisconsin Rapids, WI. If you are looking for that "Up North" lake without the long drive, this is definitely the lake for you." NEPCO Lake is a great boating, skiing, and fishing lake.



To be built on both East Shore 77 and 78.



To be built on Sunset 8, 9 and 10.

CASTLE ROCK LAKE:
Chicago—3 hours
Milwaukee—2 hours
Madison—1 hour

COPPER POINT AREA:
N8095 North Shore Dr.
New Lisbon, WI 53950

Why drive 4-6 hours to go UP NORTH?



NEPCO LAKE:
Chicago—3.5 hours
Milwaukee—2.5 hours
Madison—1.5 hours

NEPCO LAKE ADDRESS:
6510 Hwy 13 South
Wisconsin Rapids, WI 54494

WHY BUY FROM US

Method of Business:

- We buy large tracts of waterfront property.
- We own the land we are developing. We are not developing and selling for others.
- We divide the property into mainly lakefront parcels.
- We sell the property below market prices.
- We own the company that does all road building and site work.
- We own the company that does the landscaping and "site" improvements.
- We own the company that makes the log siding that we put on our homes.
- We buy windows/doors, shingles, lumber, and most other products in mass quantities.
- We get the natural stone veneer direct from the quarries.
- We own the company that does the marketing of our properties.

Advantages of Dealing With Us:

- Priced at below market values.
- There are no offers/counter-offers. Set price system and quick closings.
- Paved roads, extensive landscaping, buried utilities and strict covenants.
- New Wisconsin state certified plats.
- Guaranteed buildable.
- General warranty deed.

Imagine boating, skiing, fishing, sailing, canoeing, and swimming on 500 acres of pristine water surrounded by gigantic white pine. The park-like setting surrounding the lake provides an attractive timeless atmosphere. Most visitors compare NEPCO Lake to a lake you would only expect in Ontario, Canada, not in central Wisconsin. Don't take our word for it. One of the Midwest's outboard motor manufacturers filmed its commercials on NEPCO Lake in the 1970's. The commercials referred to NEPCO Lake as a Canadian Lake.

In the last half-century, fewer than five properties on NEPCO Lake have sold (prior to our developments) and most sales were between family members. Most of the homeowners on NEPCO Lake are the descendants of the founders of a large local company. If you want to be on a pristine lake in a great location, here is your chance. There are very few vacant lakefront properties available.

NEPCO LAKE FACTS:

- East Shore: build 25' from the water on most lots. Build boat houses on a select few.
- East Shore: make your own sand beach
- 3.9% Lakefront lot loans
- Sand bottom lake.
- Lakefront properties from \$59k to over \$200k.
- Low property tax.
- Buy land now and build later. No timeline to build.
- NEPCO Lake is approximately 500 acres with a maximum depth of 29'.
- NEPCO Lake is a great boating, skiing, sailing, fishing, and water activities lake.
- You own the lakefront and can put in your own pier.
- Fish species include walleye, panfish, large/smallmouth bass, and musky.
- Golf courses on both ends of the lake.
- 1/2 mile from the Wisconsin River.
- Just south of Wisconsin Rapids and extensive restaurants, stores, entertainment, and a world-class hospital.
- Well-known restaurant/supper club at the entrance to the development.
- Forbes Magazine rates Wisconsin Rapids as the "Fifth Best Small City to Raise a Family in America."

NEPCOLake.com

