

ROZIER DESIGNER HOMES LLC

The Lakewood Manor is a unique design and exclusively through Rozier Designer Homes LLC. The total living space of this home is 2,611 square feet.

This home shall feature Jeld - Wen Windows based on availability. Please note that Jeld-Wen windows are the choice of quality and are one of the best in the industry.

The front of this home shall feature Cedar wood siding, Vinyl Siding and all other sides shall feature vinyl siding. The front stone is a grouted multi color stone veneer as seen in photo, bringing value and style to your new home for years to come. Please note the the stone wrap is only standard for the front and five feet on the left and right sides of this home. Complete stone wrap will be at an additional cost.

This home includes a Threma Tru Front door with side lite. The rear entry door is also by Threma Tru Doors and shall be a six panel door.

LAKEWOOD MANOR

Traditional living at its best!



**1570 Winchester Ave,
Lakewood, Ohio 44107**

Traditional style
living and flare

CUSTOM WALL NICHES

This custom-made niches will feature pockets for photos or nic-nacs for display.

Floating Shelves are at an extra cost of \$275.00 per shelf installed.

**WE MAKE YOUR
HOUSE INTO A
HOME WITH OUR
STYLISH PIECES.**



CONTACT

ROZIER DESIGNER HOMES LLC

P.O. BOX 39298

North Ridgeville

Ohio 44039

We have many standard styles of engineered flooring to choose from that are all very durable and waterproof.

The front porch shall have a standard vinyl hand railing system as viewed and have matching handrailing in the rear of the home. There will be cable hand railing on the first floor to the second level. Standard handrailing to the basement.

FAUCETS

Our Standard Bathroom faucets are the Moen Model 6410 Eva Faucet in Chrome.

Our Kitchen Sink Standard for the LAKEWOOD MANOR is the Moen Model 87194SRS Indi Spot Resist Stainless One Handle Pre Rise Spring High Arc Pulldown Kitchen Faucet. Brush Nickle

MOEN All bathroom showers shall be the Genta Single-Handle 1-Spray Tub and Shower Faucet in Chrome.

MOEN Collections

Bath & Kitchen Collections



MOEN

ALL LED LIGHTING

THE CUSTOMER HAS A **\$2,000.00** LIGHTING ALLOWANCE FOR:

- (1) CEILING FANS LIGHT FOR LIVING ROOM
- (4) OUTDOOR SCONCES
- (1) CEILING KITCHEN LIGHT
- (4) BATHROOM LIGHTS
- (3) BEDROOM CEILING FANS
- (2) INDOOR SCONCES
- (5) CEILING FLUSHMOUNT LIGHTS FOR HALLWAYS AND ENTRY
- (3) CEILING LIGHT PENDANTS

ALL LIGHTING MUST BE LED. ALL RECESSED LIGHT CANS ARE INCLUDED ON PLAN AND ARE ALL LED. ADDITIONAL LED RECESSED LIGHT CANS ARE AT AN ADDITIONAL COST OF \$325.00 PER CAN.



GREEN CERTIFIED HOMES

ROZIER DESIGNER HOMES LLC IS GREEN CERTIFIED AND ENERGYSTAR CERTIFIED, THUS GIVING THE HOMEOWNER A COMPLETE ENERGY EFFICIENT RESIDENCE THAT WILL LOWER YOUR HOME HEATING AND COOLING COST AND YOUR ENERGY FOOTPRINT IN THIS RISING PLANET CLIMATE, BE GREEN FOR THE FUTURE OF OUR KIDS AND OUR PLANET.

CONTACT:

ASIA D. NEWELL at **Huntington Bank** located at: 200 Public Square Cleveland Ohio 44114 to get started with your construction loan.

CONTACT:

Nancy Rozier from ROZIER DESIGNER HOMES LLC for questions about this beautiful home, Contact Nancy Rozier at: 216-235-3887

We look forward to your call
Thank you for considering us as your builder.



CABINETRY & COUNTERTOPS

The ProCollection Cabinetry is standard with the Lakewood Manor Home.

All cabinetry comes with soft close doors and drawers. The base color selection is as follows:

ProWhite

ProGray

ProJava

CONTACT US

Nancy Rozier: nrozier1416@gmail.com

Jeffrey W. Rozier, Sr.: jeffreYROZIER@gmail.com

Or at: info@rozierhomes.com

www.Rozierhomes.com

**WE MAKE YOUR
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**Our standard Countertops
are 3 CM Carrara GT
Quartz a can be viewed to
the left.**

No backsplashes are included with this home design. The Kitchen sink comes with a 16 Gauge SS UM single bowl at 10" deep.

THE LAKEWOOD MANOR CURB APPEAL AT IT'S BEST



TWO STORIES OF WINDOW FLARE

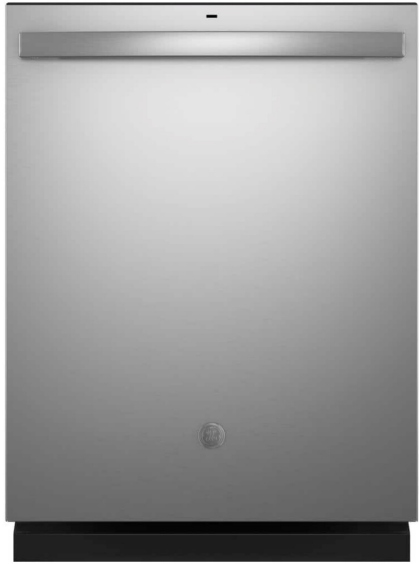
Standard double stringer staircase made of popular wood as viewed in rendering (see page 2). Jeld-Wen, Pella, Anderson or Marvin windows are the name brand windows we use. All vinyl windows are by the best in the industry.

FLOORING

An allowance of \$3.50 per square foot for engineered flooring. Please be advised that $\frac{3}{4}$ " tongue & groove hardwood flooring shall be at an additional labor cost of \$4.50 per square foot totaling \$7,681.50



INCLUDED APPLIANCES



APPLIANCES

GE Dishwasher Model #GDT550PYRFS
24 in. Fingerprint Resistant Stainless
Steel Top Control Built-In Tall Tub
Dishwasher with Steam Clean and 52
dBA

COSMO 30 in. Ducted Wall Mount
Range Hood in Stainless Steel with
LED Lighting and Permanent Filters
Model #COS-63175

GE 27.7 cu. ft. French Door
Refrigerator in Fingerprint Resistant
Stainless Steel, ENERGY STAR
Model #GFE28GYNFS

GE 5.3 cu. ft. Slide-In Gas Range with
Steam-Cleaning Oven in Stainless
Steel Model #JGSS66SELSS

GARAGE DOOR

Sample Standard Garage Door Model 87802 with top glass window panel 16'-0" Wide X 8'-0" Tall Garage Door.



Our Standard included LiftMaster 8587W Elite Series Garage Door Opener ¾ HP with Wi-Fi - Chain rail



Standard rear home and Garage entry door based on home design



Upgrade to the LiftMaster with backup battery and camera with Wi-Fi features for additional \$780.00



Model 87504-267

Next Gen Secure View™ Smart Garage Opener with Built-in Camera, LED Corner to Corner Lighting™ System, Battery Backup, Ultra-Quiet Belt Drive

Home Security

Garage Overhead Door features a top window panel and our standard is 8'-0" tall garage doors. A Home Security feature package can be included at an additional cost. You can upgrade to the LiftMaster Garage door Opener which includes a backup battery and camera with Wi-Fi features for additional \$780.00 Both garage door opener models are subject to change due to availability, however we guarantee that we will give you the same quality and assurance as the original or better.

You can visit:

Potter Overhead Door Inc.

27864 Royalton Rd

Columbia Station, OH 44028

for door styles and details. Please be advised that should you chose another door style and /or model you shall be charged an additional fee as an upgrade for the door and extra installation cost.

Kitchen Layouts



Kitchen layout with ProCollection Cabinetry see brochures
All bathrooms shall have matching cabinetry. There is an additional charge for raised height bathroom cabinetry.

Laundry Room Cabinetry layout with ProCollection Cabinetry

All toilets are American Standard
Elongated ADA 17" in height



All internal plumbing shall be PEX tubing water supply in red & blue. PEX tubing materials bring long lasting trust without leakage and reduces the sweating of pipes and costly replacement of busted frozen pipes.

The furnace and AC unit shall be by American Standard and be 95% efficiency with direct venting.

KITCHEN CABINETRY

The Pro Collection

Our Pro Collection brings timeless Shaker style cabinetry with modern soft-close hardware to your property or project. These birch wood cabinets are made to last. Our classic color palette ensures an easy design choice for any style requirements.



ProWhite

Brighten up your space with our crisp, white, Shaker style birch cabinets. These painted white cabinets are easy to wipe clean & care for. Pairs well with chrome & nickel finishes. Try matte black finishes for a unique modern twist.



ProGray

A more modern colored Shaker cabinet, our ProGray line brings cool blue undertones to your space. The ProGray line is very design flexible as it pairs well with most finishes including gold, matte black, oil rubbed bronze, and chrome.



ProJava

Bring warmth into your space with our deep espresso stained Shaker style cabinets. The espresso stain finish brings color to a room as well as the texture and detail of the birch wood underneath. Brushed nickel nicely complements the rich stain of the ProJava line.



Antique White

With elaborate raised paneling & dark gold painted detailing in each groove, the Antique White line adds luxury to any project. This warm, golden white cabinet complements browns, golds, and reds.



Chestnut Glaze

The Chestnut Glaze line brings detail & warmth to your project. Elaborate raised paneling, dark painted grooves for depth, and a medium stain to highlight the natural wood grain.

About ProCabinets

Since 2012, ProCabinets offers a wide range of cabinetry for any project. From high-end retail to builder basics, we have the product & price point you're looking for.



Cabinetry

Within this home we use MFS all Pro Collection Cabinets bringing quality and durability to your new home.

ALLOWANCES

Base Price of Home:	\$459,999.00
Base Price of Home without finished basement:	\$449,700.00
Unfinished basement includes full rough-in bathroom.	
1 st & 2 nd floor engineered flooring allowance of \$3.50/Sq. Ft. of living space:	\$5,974.50
Light fixtures:	\$2,000.00
Appliances:	\$4,500.00

All bathroom floor tile allowances are: \$3.50 per tile
Master bathroom shower wall tile allowances are: \$3.50 per tile up to 7'-0" height
Master bathroom shower boarder tile / accent tile allowance is: \$9.50 for twelve (12) square feet.

Please be advised that all allowances are non transferrable to other allowances.

Please contact us if you should have any questions about upgrades and other possible material selections. We aim to please, to ensure that we meet your every need within the possibilities of your home design.

THE Lakewood Manor

Window Wrap with Sill



Standard

Window Cased in with sill



Upgrade of \$325.00 per window painted white. Stained \$425.00 per window

BATHROOM KITS



2ND
floor
bath

**60in x 32in Age In Place Left Hand
Drain Minimalist Tub Kit with 4 Shelves**

SKU: S33A2-6032CTSMIN2LA |



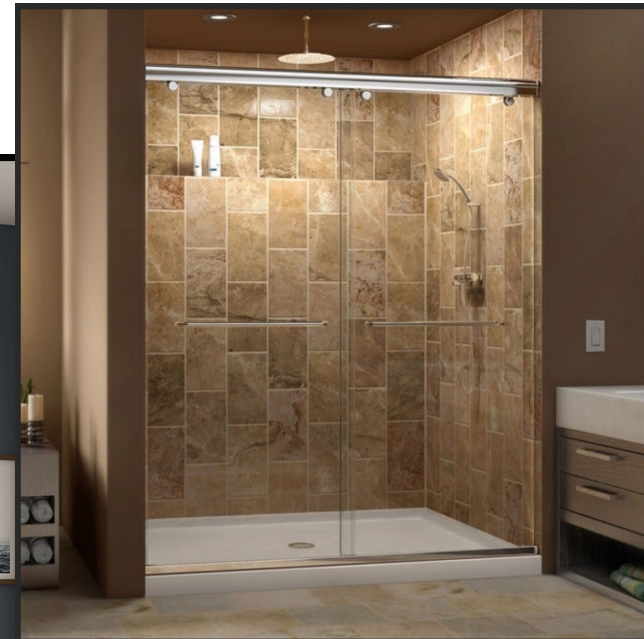
Optional
2nd floor
bath

42" X 36" X 77" Stall

MASTER BATHROOM



AQUATIC 60" WIDE X 36" DEEP LARGE
SHOWER PAN WITH CUSTOM TILE



Optional overhead
rainfall
showerhead and
two waterproof
recessed light
cans at an
additional \$650.00
+ Cost of rainfall
head

Custom tile from the base up 7'-0"
with one niche included

Also included for the master shower
is a glass shower door.

Some products may change based on
availability; however, the quality remains
the same.

THE LAKEWOOD MANOR PROFILE



WINDOW SELECTION

JELD-WEN WINDOWS ARE STANDARD FOR THIS HOME. OTHER WINDOW OPTIONS FOR THIS HOME ARE AVAILABLE. HOWEVER IF YOU THE CUSTOMER WANT A DIFFERENT WINDOW VENDER FOR WINDOWS. PLEASE NOTE THAT WE ONLY INSTALL JELD-WEN, PELLA, MARVIN AND ANDERSON WINDOWS BECAUSE QUALITY IS FIRST.

All exterior siding is vinyl and cedar wood siding and maintenance free. All stone finishes are maintenance free. Please be advised and note that the exterior finishes have been approved by the city of Lakewood and cannot be changed.

PELLA / MARVIN / JELD-WEN

All windows shall be double hung vinyl windows by Jeld-Wen, All other brand windows may be at an additional cost to the client. (RDH) prides it's self in quality. Anderson Windows will be at an extra cost of \$7,500.00

Pella Windows will be an additional \$3,800.00

Marvin Windows will be at an additional \$3,200.00

Prints are Architecturally Stamped

Beautiful floor plan with a first-floor open layout, a 2020 kitchen layout for that modern / contemporary homeowner looking to entertain your guest. The Lakewood Manor is the perfect home for you.

Please be advised that the basement bathroom may have to be redesigned because sewer tap entry location which can only be identified after excavation. We know that you the client, will be happy with our designs.

Contact us at:

Nancy Rozier 216-235-3887

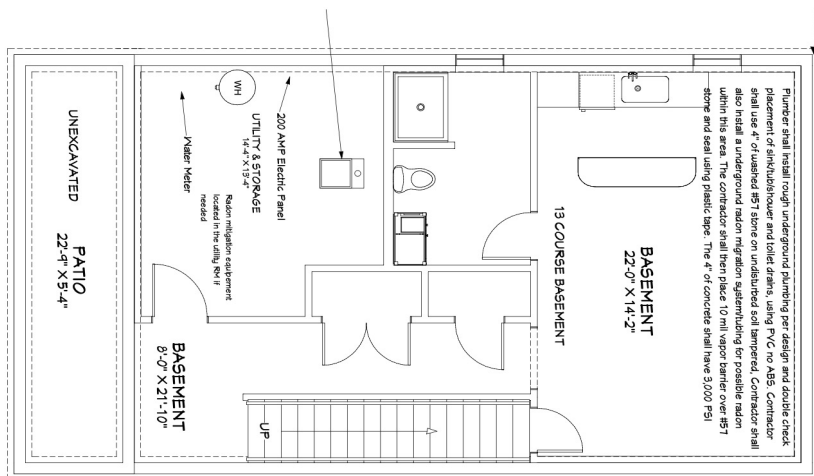
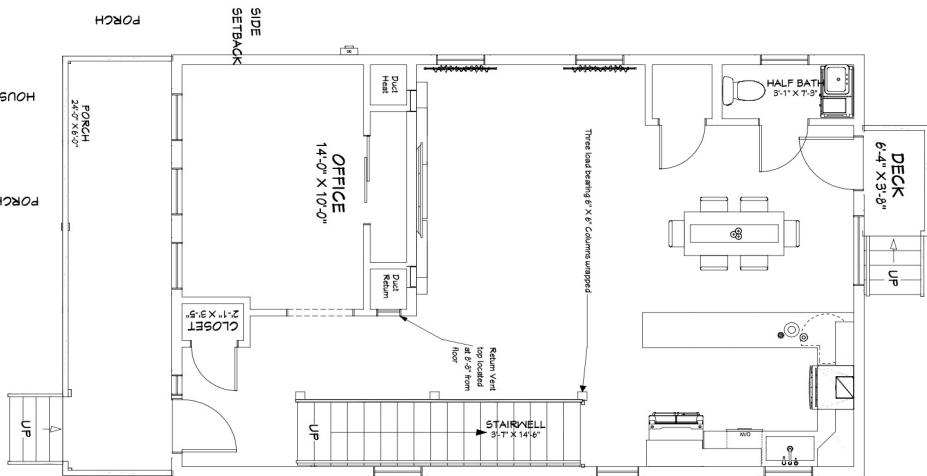
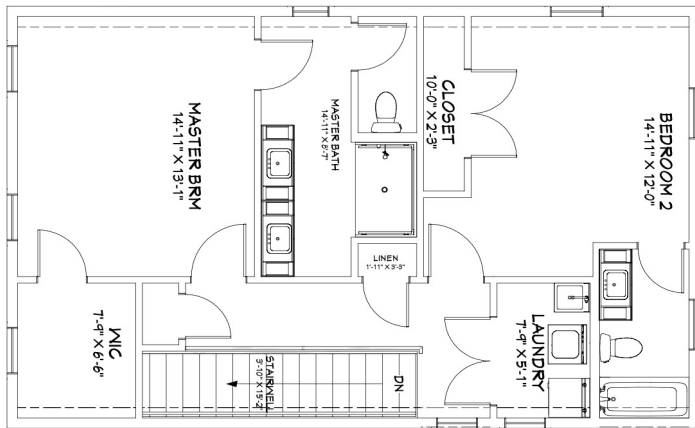
info@Rozierhomes.com

Nrozier1416@gmail.com

Rozier Designer Homes LLC
1797 Pearl Road
Brunswick, Ohio 44212

www.RozierHomes.com

THE LAKEWOOD MANOR FLOOR PLAN



LIVING AREA
846 SQ. FT.
LIVING AREA

LIVING AREA
855 SQ. FT.
LIVING AREA

LIVING AREA
912 SQ. FT.
LIVING AREA

HUNTINGTON BANK

On the execution of a contract an Initial down payment of \$5,000.00 is required to hold the lot to get started. This is the season for new construction so be the first to hold your future home site.

Rozier Designer Homes LLC or (RDH) will then post on the MLS that a sell is pending for your location. It should take approximately 2 weeks for construction loan approval and to setup scheduling with RDH
The lot is then sold and transferred to the buyer under an agreement for RDH to build that home on that lot.

After final upgrades and/or selections, the buyers shall sign an agreement for the final price and submit a 10% down payment of the final full price, which shall go towards materials and labor.

The Buyer shall then purchase the lot from the builder under an agreement and that the Buyer agrees that Rozier Designer Homes LLC shall build the Lakewood Manor home on the Buyers lot based on the agreed blueprints and material selections.

The Builder shall then commence construction and receive a total of five draws from Huntington Bank based on the amount of construction completed.

Each draw is based on the Banks inspection and appraisal, the city Inspector's sign off and approval and the Buyers sign off and approval to receive each draw. It shall take approximately 6 to 9 months to complete the home unless a unforeseen occurrence should happen out of the control of the Builder (RDH)

ASIA D. NEWELL

HUNTINGTON BANK CONTRUCTION
LOAN OFFICER SPECIALIST.



Please contact Asia at; 216-755-1001
Email: Asia.D.Newell@Huntington.com
HUNTINGTON BANK
200 Public Square
Cleveland, Ohio 44114

Please contact (RDH) sales department
Nancy Rozier at: 216-235-3887 for any
other questions.