

ROZIER DESIGNER HOMES LLC

The Cliff Hanger 2.0 is a unique design exclusively through Rozier Designer Homes LLC. The total living space of this home is 2,280 square feet of living.

This home shall feature Jeld - Wen Windows are one of the best in the industry.

The front of this home shall feature 5/16" Stucco panels sealed and white vinyl siding on the sides and rear of the home. The front stone is a stacked white stone veneer as seen in photo, bringing value and style to your new home for years to come.

Includes metal overhead door awnings and a front door with four lite glass panels as seen by Therma Tru Doors.

THE CLIFFHANGER

Contemporary living at its best!



Included 4
Lite Single
entry door
clean, crisp
and utterly
sophisticated
Front Door

**1872 West 57th Street,
Cleveland, Ohio 44102**

Contemporary style
and flare

CUSTOM ENTRY CUBBY

This custom-made cubby will feature pockets for shoes gloves and or nic-nacs for display.

**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 porch shall have cable handrailing as viewed on front elevation. Upgrade optional and inside cable railing shall be at an extra cost as viewed in photo as an upgrade. Home comes with standard handrailing to upstairs and the basement. Upgrade Price is based on style and material.

FAUCETS

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

Our Kitchen Sink Standard for the Cliff Hanger 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 MAIN STAIRCASE CHANDELIER SHOULD MEASURE 25" X 25" WIDE X 85" LONG. THE CUSTOMER HAS A **\$2,000.00** LIGHTING ALLOWANCE FOR:

(1) STAIRCASE CHANDELIER

(5) OUTDOOR SCONCES

(1) CEILING KITCHEN LIGHT

(5) BATHROOM LIGHTS

(3) BEDROOM FANS

(3) OPTIONAL EXTRA INDOOR SCONCE PACKAGE @ \$525.00

(5) CEILING FLUSHMOUNT LIGHT

(1) OPEN STAIRCASE UPGRADE @ \$45,000.00 COMES WITH CABLE HANDRAILING

ALL LIGHTING MUST BE LED TO MEET GREEN CERTIFICATION FOR 15 YEAR TAX ABATEMENT.

ALL RECESSED LIGHT CANS ARE INCLUDED ON PLAN AND ARE ALL LED. ADDITIONAL LED RECESSED LIGHT CANS ARE AT AN ADDITIONAL COST OF \$375.00 PER CAN.



15 YEAR TAX ABATEMENT

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. 216-755-
1001

Email: Asia.D.Newell@Huntington.com

CONTACT:

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

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



CABINETS & COUNTERTOPS

The ProCollection Cabinetry is standard with the Cliff Hanger 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
HOUSE INTO A
HOME WITH OUR
STYLISH PIECES.**

Our standard Countertops are 3 CM Rhapsody or 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. Kitchen Backsplash Upgrade @ \$2,400.00

THE CLIFF HANGER CURB APPEAL AT ITS BEST



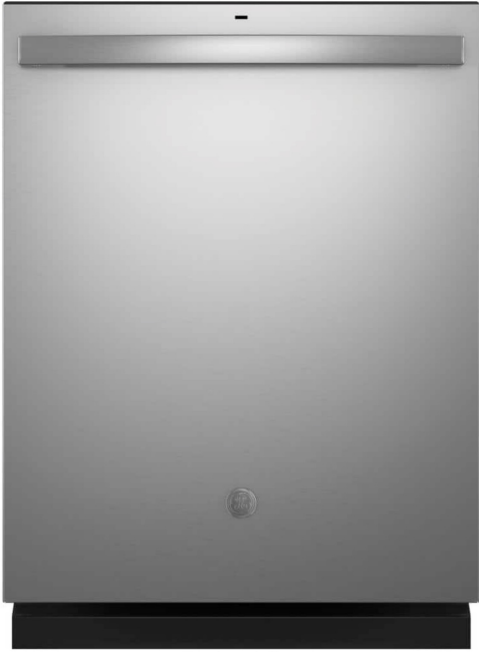
TWO STORIES OF WINDOW FLARE

Standard staircase made of Oak wood as viewed in rendering. Jeld-Wen are what we use. All vinyl windows are by one of the best in the industry. Pella Windows are at an extra cost of \$7,000.00

Floor allowance of \$2.50 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 \$5.50 per square foot totaling \$9,388.50

OPEN STAIRCASE UPGRADE @ \$45,000.00 COMES WITH 2" TREADS, DOUBLE STRINGER AND CABLE HANDRAILING AS VIEW IN PHOTOS

INCLUDED APPLIANCES



APPLIANCES

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

The Kitchen COSMO 30 in. Wall Mount Range Hood in Stainless Steel with LED Lighting and Permanent Filters Model #COS-63175 at an additional cost of \$1,600.00 installed

GE 5.3 cu. ft. Slide-In Gas Range with Steam-Cleaning Oven in Stainless Steel Model #JGSS66SELSS at an additional cost of \$2,400.00 installed

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



Upgrade to the LiftMaster with backup battery and camera with Wi-Fi features for additional \$1,080.00



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 and Home Security features a added value and protection. 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 may be charged an additional fee as an upgrade for the door and extra installation cost.

ALLOWANCES

Base Price of Home without finished basement: \$527,699.00

Base Price of Home with finished basement: **\$579,699.00**

finished basement OPTION includes full bathroom.

1st & 2nd floor engineered flooring allowance of \$2.50/Sq. Ft. of living space: \$4,200.00

Light fixtures: \$2,000.00

Appliances: DISHWASHER AND GARBAGE DISPOSAL INCLUDED

All bathroom floor tile allowances are: \$2.50 per tile

Master bathroom floor tile and shower wall tile allowances: \$2.50 per tile up to 7'-0" height within shower stall only

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 CLIFF HANGER

Window Wrap with Sill



Standard

Window Cased in with sill

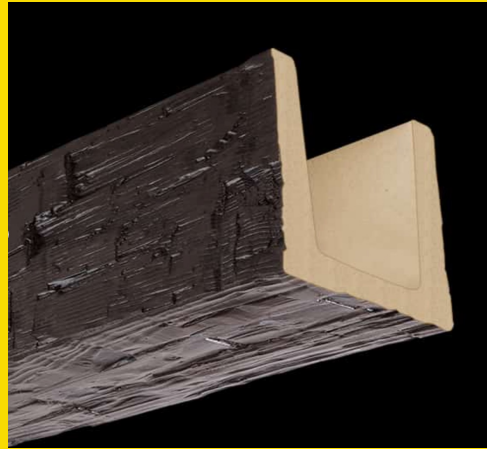
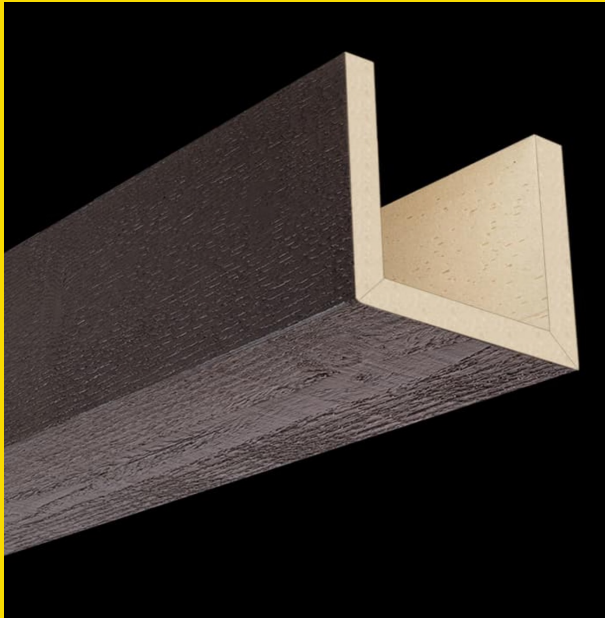


Upgrade of \$325.00 per window painted white. Stained \$425.00 per window

Not Included in price of the home

Kitchen Ceiling Beams

Customer shall have an option of choosing the color and texture of upgrade ceiling beams for the Cliff Hanger Kitchen design. Each of three ceiling beams are: 6" Wide X 6" Tall X 9'-6" Long at an additional cost of \$4,800.00 for beam installation. Extra cost for Rough Swan textures viewed below is: Rough Swan-Espresso Ceiling Beam. This is a premium wood finish texture. An additional \$1,200.00



Hand Hewn Espresso



Douglas Fir Espresso

These beams add style and flare to your home design.

Customer can choose not to have ceiling beams; however, it shall not reduce the price in the cost of the home.



Hand Hewn Driftwood



Hand Hewn Dark Walnut

There are a total of three(3) ceiling beams included in Cliff Hanger kitchen layout.

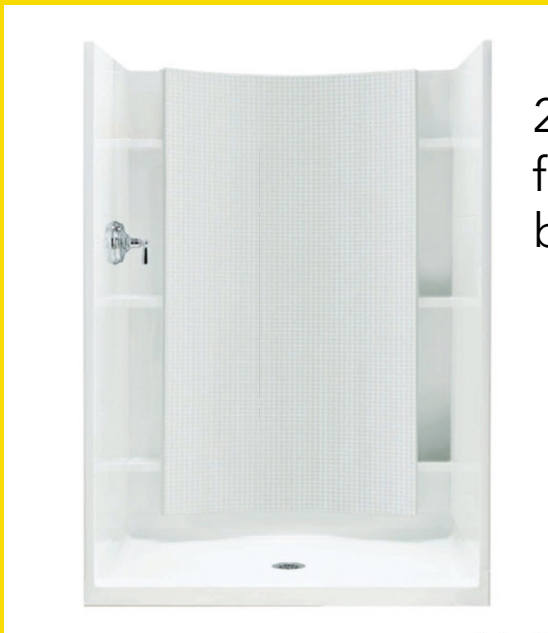
BATHROOM KITS



1st
floor
bath

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

SKU: S33A2-6032CTSMIN2LA |



2nd
floor
bath

42" X 36" X 77" Stall

MASTER BATHROOM



The Master Shower comes with a built-in niche, with glass shower door / tempered glass. Customer can choose shower wall tile and floor tile within allowance. It is at an additional cost for a full tile wall as viewed. Shower seat is at a extra cost.

Optional overhead rainfall showerhead included and comes with two waterproof recessed light cans. Normally at an additional \$1,650.00 + 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 CLIFF HANGER PROFILE



WINDOW SELECTION

JELD - WEN WINDOW IS OUR FIRST OPTION FOR THIS HOME, HOWEVER BECAUSE OF SHORTAGES WE HAVE MADE SEVERAL REQUEST FROM THREE DIFFERENT VENDERS FOR WINDOWS TO STAY ON SCHEDULE SO YOU THE CUSTOMER CAN MOVE IN ON TIME, SAVING YOU TIME AND MONEY, THAT'S HOW WE MAKE SURE THAT WE MEET YOUR DEADLINES.

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

PELLA / MARVIN / JELD-WEN

All windows shall be vinyl windows by Jeld-Wen. All other brands windows shall be at an additional cost to the buyer.

Rozier Designer Homes LLC has done the hard part by obtaining the building permit, (see below) which is a long process for the city of Cleveland. This gives the Buyer a peace of mind for a timeline to start building.

		CITY OF CLEVELAND DEPARTMENT OF BUILDING AND HOUSING Building Permit		DATE PRINTED: 7/8/2025
Inspector: DERRICK COOLEY-SITE INSPECTOR NEW Phone No. 2166643665 Email: dcooley@city.cleveland.oh.us		Permit No: B25015017		POST THIS PERMIT IN PLAIN VIEW.
CONTACT YOUR INSPECTOR AT LEAST 12 HOURS PRIOR TO REQUESTED INSPECTIONS. PLEASE CALL BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 A.M. APPROVED DRAWINGS MUST BE KEPT ON JOB SITE.				
Location: 1872 W 57th , Cleveland, OH 44102				
Issue Date: 07/08/2025		Plan Process Fee: \$40.00		
Permit Fee: \$3,270.00		Site Development Fee: \$0.00		
Additional Permit Fee: \$0.00		Storm Water Process Fee: \$0.00		
Estimated Cost:		Additional Const. Cost: \$0.00		
Floor Covered:		Surcharge: \$33.50		
AKA:		Additional Fee Surcharge: \$0.00		
Use: One Family		C.O. Fee: \$60.00		
Constr. Class: Frame		Late Fee:		
Zoning District: B 1		Zoning Fee: \$20.00		
District: 1		Ward: 15		
Census Tract: 1975		PPN: 00230209		
PURSUANT TO FILING THE REQUIRED APPLICATION BY				
Contractor: JEFFREY W ROZIER, ROZIER DESIGNER HOMES LLC		Phone No. 216-990-0483		
Address: 6948 FLEDGLING CT, UNDEFINED, NORTH RIDGEVILLE, OH 44039				
ON BEHALF OF				
Owner: JEFFREY W. ROZIER SR		Phone No. 216-990-0483		
Address: 6948 FLEDGLING CT, N. RIDGEVILLE, OH 44039				
PERMISSION IS HEREBY GRANTED TO: CONSTRUCT A NEW ONE-STORY 1351 SF WOOD FRAME SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE PER APPROVED PLANS. WORK TO MEET RCO AND CITY CODE. SEPARATE M/E/P 6" DIA CONN / SIDEWALKS / STREETS / PERMITS REQUIRED. SMOKE & CO ALARMS REQUIRED. CERTIFICATE OF OCCUPANCY REQUIRED. REMOVE DEBRIS FROM SITE.				
A CERTIFICATE OF OCCUPANCY IS REQUIRED. THIS PREMISES SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.				
THIS PERMIT IS FOR THE WORK SPECIFIED ON THE APPLICATION FILED THEREFORE ANY UNAUTHORIZED CHANGE OR ALTERATION FROM THE AFORESAID APPLICATION OR PLANS WILL RENDER THIS PERMIT NULL AND VOID.				
Sally Martin O' Toole DIRECTOR, DEPARTMENT OF BUILDING AND HOUSING		PAID JUL 08 2025		
THE REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION				

The CliffHanger sits right next door to the Belgrade home that was designed and built by Rozier Designer Homes / RJRZ Group. The Belgrade home was sold to a very happy new homeowner.

Prints are Architecturally Stamped

Beautiful floor plan with a first-floor open layout, a 2020 kitchen layout for that contemporary homeowner looking to entertain your guest. The Cliffhanger 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

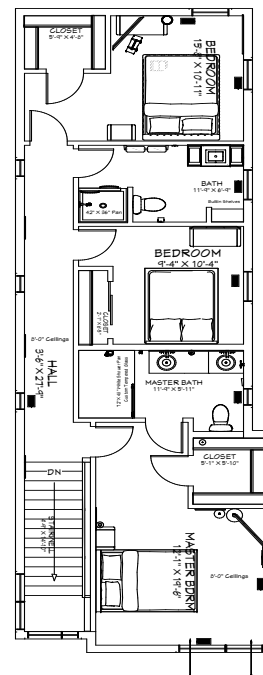
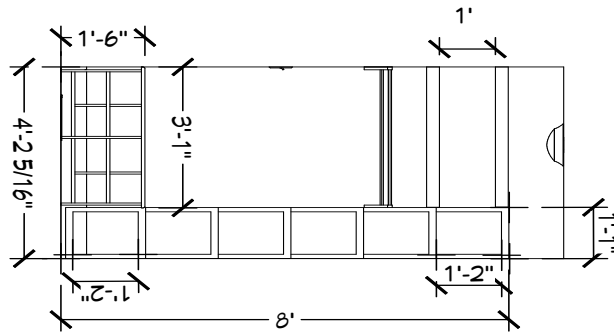
info@Rozierhomes.com

Nrozier1416@gmail.com

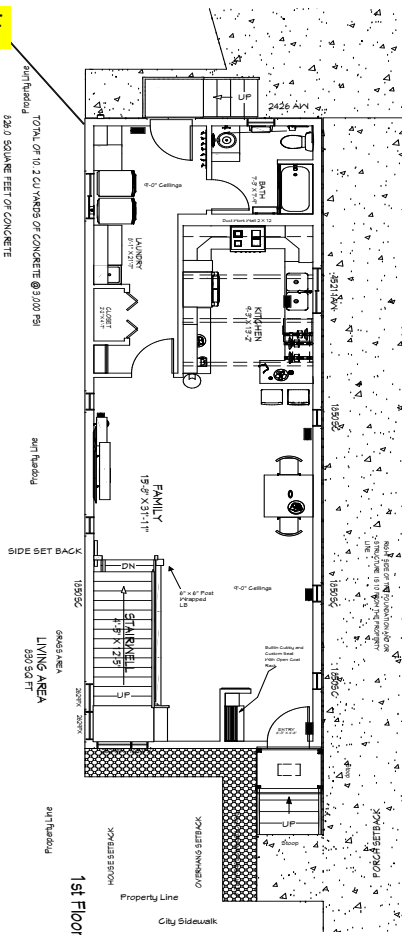
Rozier Designer Homes LLC
P.O Box 39298
Brunswick, Ohio 44212

www.RozierHomes.com

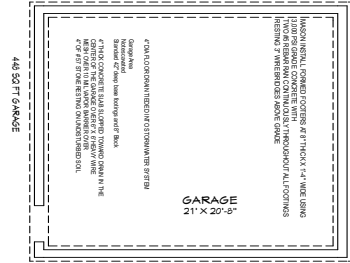
THE CLIFF HANGER FLOOR PLAN



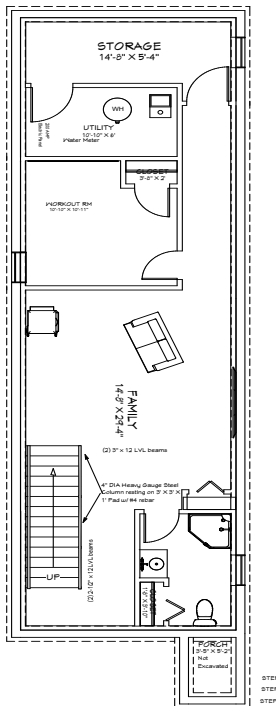
2ND FLOOR LIVING AREA
571.54 FT



Wall Elevations & FLOOR
PLANS



Finished Basement is included with the asking price. It is at an additional cost of \$67,000.00



Foundation

DRAWINGS PROVIDED BY:
ROZIER DESIGNER HOMES LLC
P.O. BOX 39298
NORTH RIDGEVILLE, OH 44034

Wall Elevations & FLOOR
PLANS

REVISION TABLE	
NUMBER	DATE

DATE: 2/15/22
SCALE: 1/8" = 1'-0"
SHEET: P-1

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 Cliff Hanger 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.

Revised September 23, 2025