

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 features Jeld - Wen Windows which are considered 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.

The front of the home includes a 7" H x 63" W x 37" D Palram- Canopia Sophia overhead door awning for the front and rear door of the home. Also included are Therma Tru Doors. Some features are subject to change based on availability or need.

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 knick-knacks 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. Upgrades are available. The home includes cable handrailing and upgrades are available. The cable handrailing flows from the first floor to the upstairs. Cable handrailing will also be included for the front porch and steps. The rear porch railing will be in vinyl. Upgrade pricing is based on style and material selected.

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 in Brush Nickel

All MOEN 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.



CABINETRY & 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. We feature Jeld-Wen windows. Jeld-Wen windows are one of the best in the industry, energy-efficient and custom designed to give that modern look (front).

Floor allowance will be given of \$2.50 per square foot for engineered flooring. Please be advised that if you upgrade to $\frac{3}{4}$ " tongue & grove hardwood flooring, there shall be at an additional labor cost of \$5.50 per square foot totaling \$11,095.50.

This home features a double stringer open staircase and cable railing with $\frac{3}{4}$ " stair treads providing a modern feel and open design. An upgrade is available to a single metal stringer staircase @ \$45,000.00 with 2" thick treads, with cable handrailing.

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 30 in. T-Shape Vissani Wall Mount Range Hood in Stainless Steel with LED Lighting and Permanent Filters included. This hood will be vented to the exterior of the home.

GE 5.3 cu. ft. Slide-In Gas Range with Steam-Cleaning Oven in Stainless Steel installed and included.

This home features a 90,000 BTU Carrier furnace and AC unit that provides 95 percent efficiency. This unit is reliable, efficient, and provides cost-effective heating. It is designed for long-lasting use for consistent, whole-home comfort during the winter and summer months.

INCLUDED CABINETRY

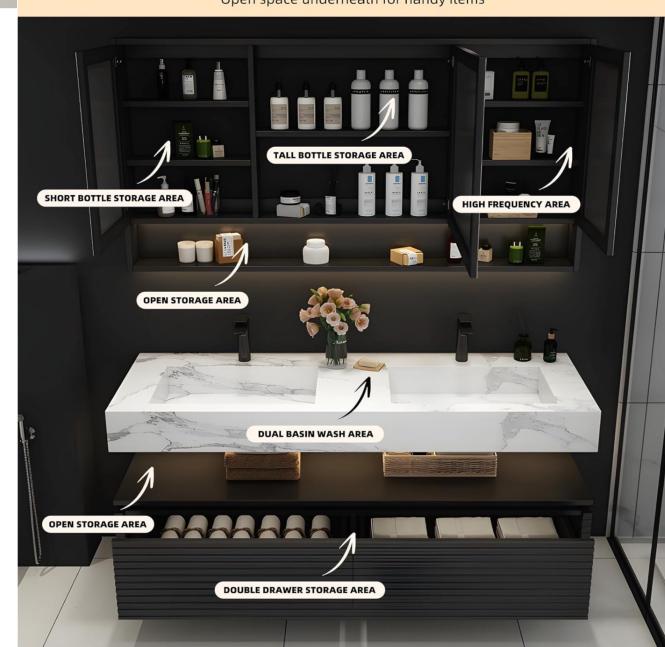


THICKENED ITALIAN TECHNOLOGY ROCK PLATE

High temperature resistance, anti-scratch, no radiation, anti-corrosion and other advantages

INTELLIGENT DEFOGGING TECHNOLOGY TEMPERATURE DISPLAY LED SOFT LIGHT ILLUMINATION

Intelligent defogging, no fogging and condensation on the mirror surface
LED natural soft light, linear shadowless lighting



Master Bath Floating Vanity

The Master Bathroom boasts a stunning spa-like feeling with this luxury floating Double Bathroom Vanity that also comes with black faucet hardware. It includes LED Smart Defogging Mirror, cabinet equipped with an advanced soft-closing system, ensuring that the drawer or cabinet door automatically slows down and closes gently each time, and floating open shelf. The hidden storage cabinet combines practicality and aesthetics.

The shower features a full glass sliding door, with a Overhead Rainfall center Shower Head with tile surround to the ceiling.

INTERIOR DOORS AND TRIM



This home shall feature Mastercraft five panel interior doors.

All bedrooms shall have solid core doors and all other doors shall be hollow core. All interior doors shall be painted white to match base trim and door casings throughout the home. This door style matches the front exterior door.

All base trim and casing are the same size for a modern / contemporary style and look.

GARAGE DOOR

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



8587W Elite Series Garage Door
Opener 3/4 HP with Wi-Fi - Chain rail

The Garage is setup
and wired for
Electrical Vehicle
Chargers.

Standard rear
home and Garage
entry door painted
Black to match
garage door



Homes Comes with the LiftMaster with a
backup battery and camera with Wi-Fi features



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

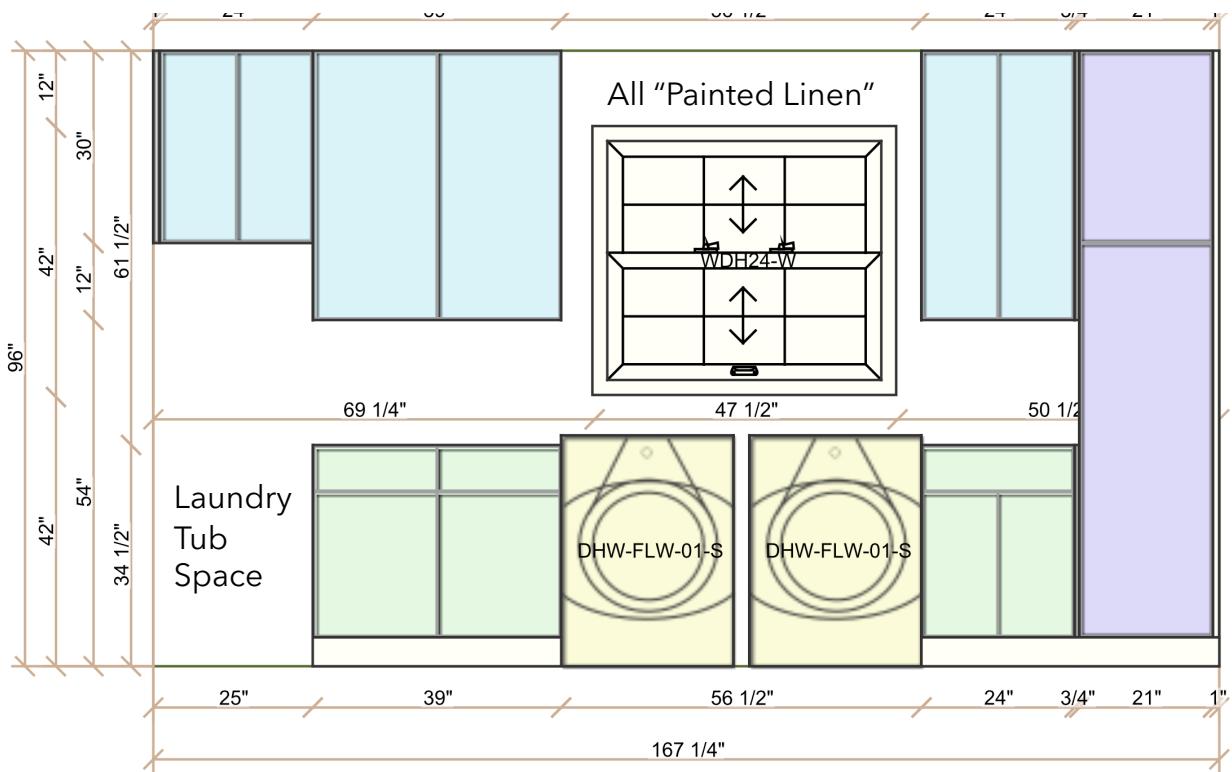
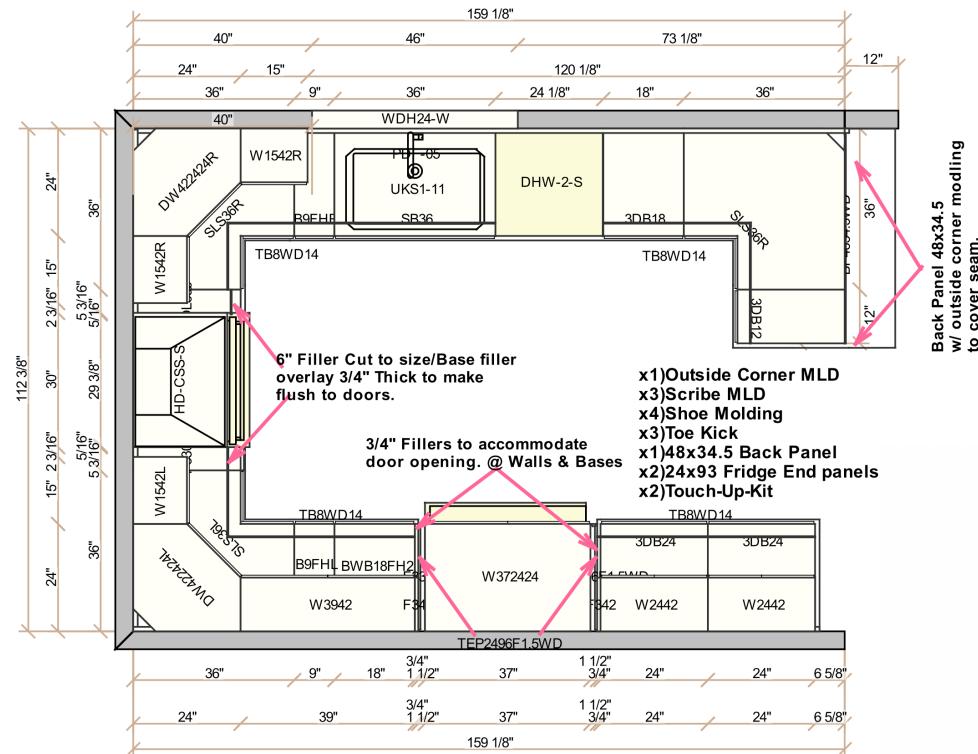
Home Security

Garage and Home Security features an 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 further door styles and details.
Please be advised that should you chose another door style and/or model you will be subject to an additional fee for an upgrade of the door and extra installation cost.



Kitchen Layouts

Kitchen layout with Pro Collection 1951
Cabinetry Lubbock Flat panel door style
Cabinetry see brochures
All bathrooms shall have matching
cabinetry (except the Master bathroom).
There is an additional charge for raised
height bathroom cabinetry.

Laundry Room Cabinetry Shall match the cabinetry to the rest of the home.

All toilets are American Standard
Elongated ADA 17" in height

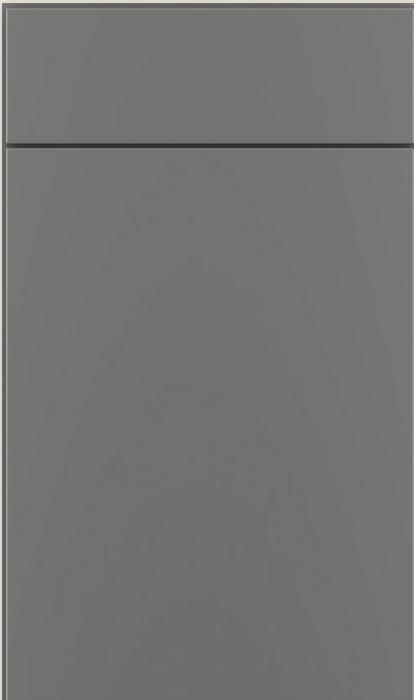
All internal plumbing shall be PEX tubing water supply in red & blue. PEX tubing materials bring long lasting trust without leakage and reduces the sweating of pipes and costly replacement of busted frozen pipes.

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

1951 CABINETRY / LUBBOCK STYLE

The Kitchen shall feature Painted Linen upper cabinets and painted Boulder cabinets

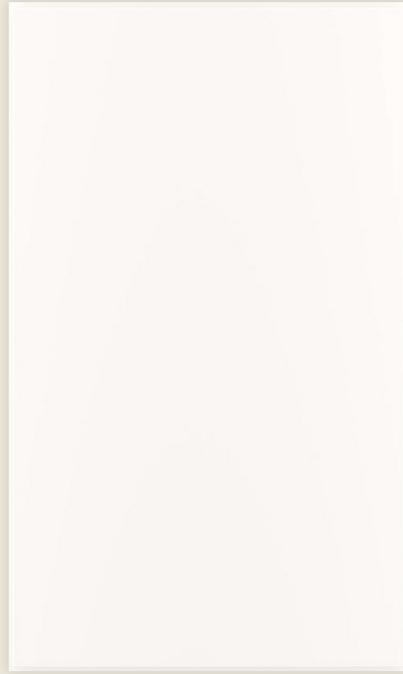
Painted Boulder



Kitchen Base Cabinets Painted Boulder

Upper Kitchen Cabinets shall be Lubbock Style painted Linen and this color shall be used throughout the rest of the home in all bathrooms and laundry room areas.

Painted Linen



Painted Linen

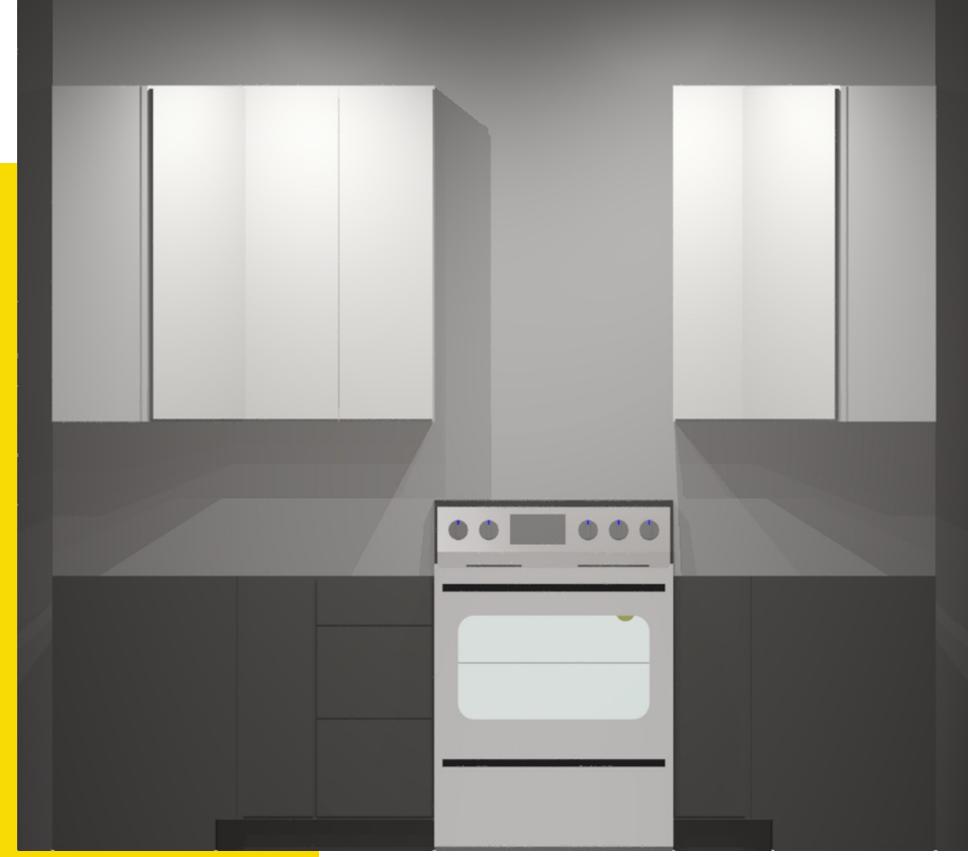


Modern Style Flat panel cabinetry

All Cabinetry comes with soft close drawers and doors. All handles and other hardware is at an additional cost to the customer.



Modern Style Kitchen.
White "Painted Linen"
upper cabinets and
"Painted Boulder" Grey
Bottom Cabinetry all
with soft close drawers
and doors



1951 Cabinetry / Lubbock Style Flat Panel cabinetry

ALLOWANCES

Base Price of Home without finished basement:	\$560,900.00
Base Price of Home with finished basement:	\$584,900.00
Land improvements and cost:	\$75,000.00
finished basement OPTION includes Half bathroom.	
Total price:	\$659,900.00

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 8'-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.

All standard counter tops will be **Rhapsody Quartz**. There are variations of Rhapsody. We have an account with Mario Stone located at 13000 York Road North Royton, Ohio 44113 schedule an appointment with Kim. 440-305-9441

The client would have a counter top allowance of: **\$9,000.00** for countertops.

THE CLIFF HANGER

Window Wrap with Sill



Standard

Window Cased in with sill



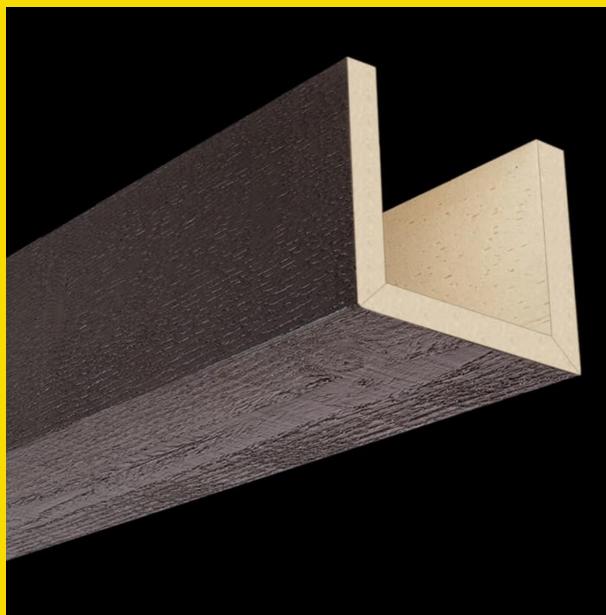
Upgrade of \$325.00 per window painted white. Stained \$425.00 per window

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



Hand Hewn Driftwood



Douglas Fir Espresso



Hand Hewn Dark Walnut

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.

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

One year Paid Service included with a \$550.00 dollar value. This Package is included with a total value of \$6,500.00 installed.



CAMERAS / GLASS BREAK



Motion Detectors



Included Alarm System

(1) Honeywell Vista 20P Alarm kit with 2 door sensors, (4) IS335 Motion detector, 1 Total Connect Verizon Cell Module, Tuxedow Keypad and 1 747 Siren, (4) Honeywell IS335 Motion Detectors (1) Honeywell FG1625 Glassbreak Detector. (2) Honeywell Tuxedow Touchscreen Keypads one in the Master Bedroom and the other near the rear entry door. (1) LiftMaster Gateway. (1) 4 Channel E Series NVR (NVR- E4L1P8) with (1) 2TB Hard Drive. (2) Alarm.com ADC-V730 Cameras, one located at the front of the home and the other in the rear of the home. (1) 20" LG Monitor.

BATHROOM KITS



60in x 32in Age In Place Left Hand

Drain Minimalist Tub Kit with 4 Shelves

SKU: S33A2-6032CTSMIN2LA |



42" X 36" X 77" Stall

MASTER BATHROOM



Custom tile from the base up 8'-0" with one niche included

Master shower includes a glass shower door.

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

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 an extra cost.

Optional overhead rainfall showerhead included and comes with two waterproof recessed light cans.

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 VENDORS 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.

PELLA / MARVIN / JELD-WEN

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

BUILDING PERMIT IS READY

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.

Actual Building Permit

CITY OF CLEVELAND
DEPARTMENT OF BUILDING AND HOUSING

Inspector: DERRICK COOLEY-SITE INSPECTOR NEW
File No. 2166643665
Email: dcooley@cleveland.oh.us

Building Permit
Permit No: B25015017

DATE PRINTED: 7/8/2025

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

Permit Fee:
Additional Permit Fee: \$0.00
Estimated Cost: \$200,000.00
Floor Covered:
AKA:
Use: One Family
Constr. Class: Frame
Zoning District: B 1
District: 1
Census Tract: 1975

Plan Process Fee: \$40.00
Site Development Fee: \$0.00
Storm Water Process Fee: \$0.00
Additional Const. Cost: \$0.00
Surcharge: \$33.50
Additional Fee Surcharge: \$0.00
C.O. Fee: \$60.00
Late Fee:
Zoning Fee: \$20.00
Ward: 15
PPN: 00232029

PURSUANT TO FILING THE REQUIRED APPLICATION BY
Contractor: JEFFREY W ROZIER, ROZIER DESIGNER HOMES LLC
Address: 6948 FLEDGLING CT, UNDEFINED, NORTH RIDGEVILLE, OH 44039
Phone No. 216-990-0483

ON BEHALF OF
Owner: JEFFREY W. ROZIER SR
Address: 6948 FLEDGLING CT, N. RIDGEVILLE, OH 44039
Phone No. 216-990-0483

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

P A I D JUL 08 2025

THE REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW.
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.

Prints

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.

Rozier Designer Homes LLC has built many homes over the years, and we are also an award-winning home designer in the 2003 Cleveland Citirama.



Floor Layouts

INTERIOR BASEMENT CONCRETE MEASUREMENTS
ARE 59'-T X 15'-5" X 4" THICK CONCRETE SLAB
RESTING ON 6" X 6" HEAVY WIRE MESH RESTING ON 6
MIL VAPOR BARRIER RESTING ON 4" OF #57 GRAVEL
STONE RESTING ON UNDISTURBED SOIL.

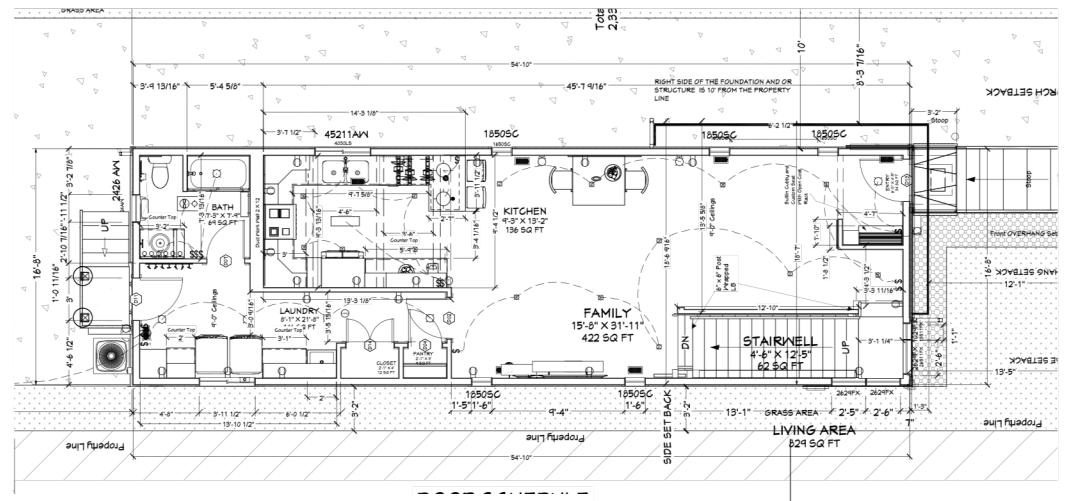
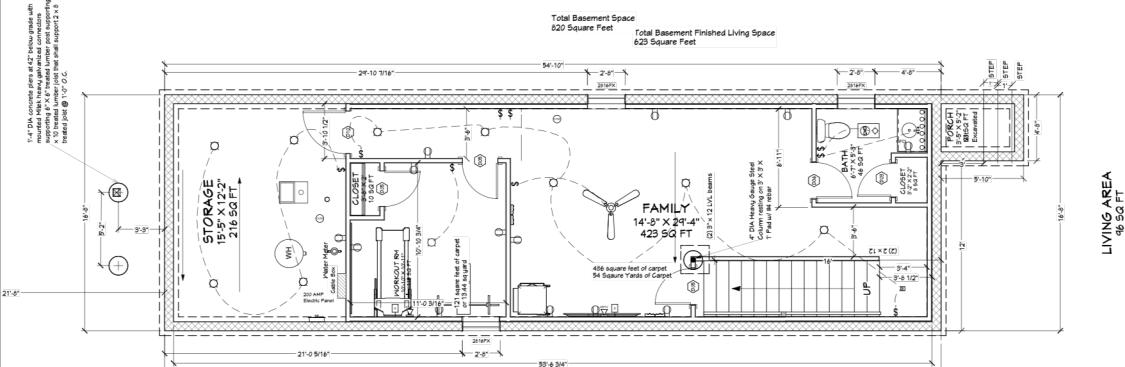
TOTAL OF 10.2 CU YARDS OF CONCRETE @ 3,000 PSI

826.0 SQUARE FEET OF CONCRETE

1/4" DIA. Concrete wires #427 Heavy duty concrete
wires have 1/4" diameter concrete
x 10' total length (10' total length) 12.5
tensile strength @ 100% O.C.

Total Basement Space
820 Square Feet
Total Basement Finished Living Space
623 Square Feet

Total Basement Space
820 Square Feet
Total Basement Finished Living Space
623 Square Feet



Contact us at:

Nancy Rozier 216-235-3887

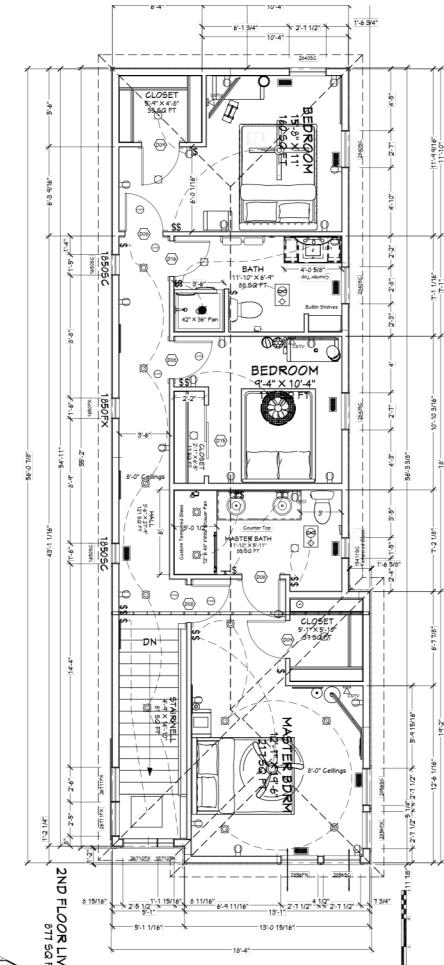
info@Rozierhomes.com

Nrozier1416@gmail.com

Finished Basement is
included with the asking
price.

Foundation

1st Floor



2nd Floor

Beautiful floor plan with a first-floor
open layout, for that contemporary
homeowner looking to entertain
guest. The Cliffhanger is the perfect
home for you.



REVISION TABLE
NUMBER DATE
REVISED BY DESCRIPTION

THE CLIFFHANGER
1872 W. 57TH ST
CLEVELAND, OH 44102

DRAWINGS PROVIDED BY:
ROZIER DESIGNER HOMES LLC
6146 FLEGLING, OH 44039
N. RIDGEVILLE, OH 44039
216-900-0463

DATE:
1/15/26

SCALE:
1/4" = 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.