

INLAND NORTHWEST CUSTOM HOME BUILD GUIDE

the
fowler
group



BUILDING PROCESS

FROM OUR EXPERIENCE, THE BUILD PROCESS IS NOT LINEAR.
MANY OF THESE ITEMS CAN BE DONE CONCURRENTLY OR IN A
DIFFERENT ORDER.

1. SO YOU WANT TO BUILD?
2. LAND SEARCH
3. LOAN ACQUISITION
4. SELECTING A HOUSE PLAN
7. BUDGETING BUILD COST
8. SELECTING A BUILDER
8. LET'S GET STARTED



SO YOU WANT TO BUILD?

Has building been a dream of yours?

Hi, Ryan and Danielle here with The Fowler Group. We are a local real estate team serving Spokane, Coeur d'Alene and surrounding areas.

We custom built our dream home on Peone Prairie in North Spokane. We learned a wealth of information throughout the process and hope to impart that knowledge to you.

We have also worked with many clients on acquiring their own land and assisting them through the many steps along the way.

Custom home building can be daunting and complicated. We hope that this answers a few of your questions making your build process smooth and enjoyable.

Let's get started!



LAND SEARCH

THERE ARE MANY THINGS TO CONSIDER WHEN ACQUIRING LAND -
THIS IS NOT AN EXHAUSTIVE LIST, BUT A STARTING POINT.

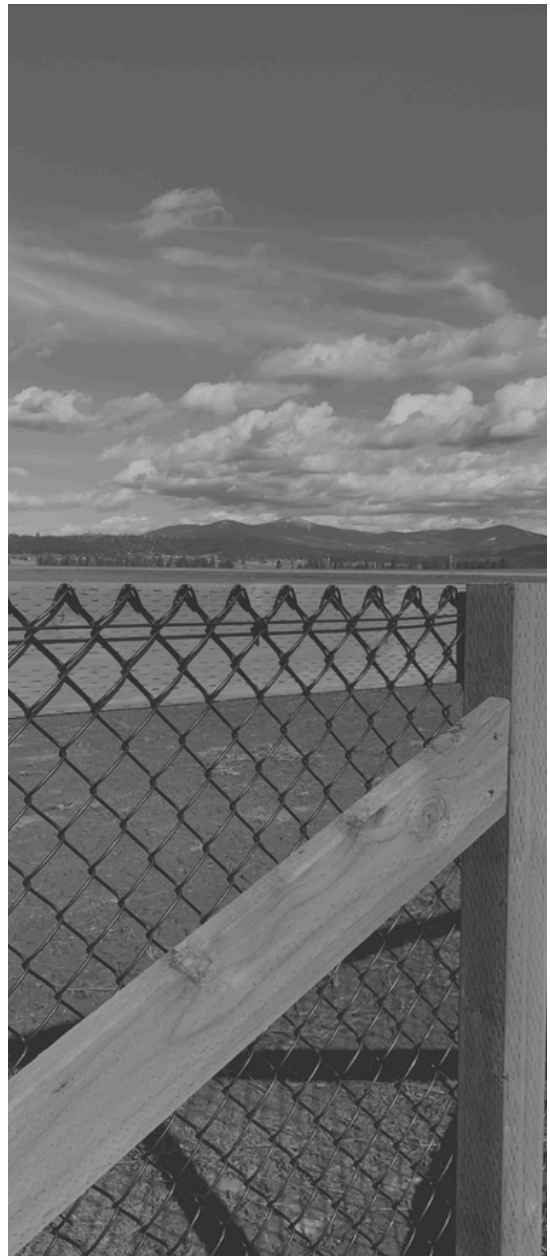
Raw Land vs. Developed

Consider what is on the property:

- Are there **Utilities**? Well, Gas Power, etc.
- Where are the utilities **Located**?
- What is the **zoning**? What can be built on the property? Are there any **restrictions**?
- Are there any **easements**?
- Is there a **road** in place? If not, what would costs be to put in a road?
- What is the **Terrain**? Is it **Treed, Prairie, Hillside**?
- If already a water source, what is the **water quality**? If a **well**, what is GPM?

Each of these line items have varying costs, and timelines.

You may find it best to purchase developed land to save time. Or you may be comfortable with raw land knowing the costs of adding utilities, or possible contacts to make it happen at a more affordable price. Or you have flexibility in timeline.



LAND SEARCH

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Will this land work with my house plan?

Different terrain may dictate which house plans fit best. Well you may not have your house plans set in stone at this stage, we highly recommend having a general idea the style and layout desired in the home while searching for land.

Feasibility Period

The feasibility period is the timeframe to get many of these questions answered to confirm this land will work for your goals.

Contacts:

We have a wealth of contacts from well drilling, to excavation, water quality vendors, landscaping.

Please inquire if you need a point of contact as you get started.



LOAN ACQUISITION

These are local lenders we have personally worked with on land purchases including our own.

Mountain West Bank

GEOFF SLYE
GSLYE@MOUNTAINWESTBANK.COM
509-944-4089

HomeBridge Bank

CHASE ALTIG
CHASE.ALTIG@HOMEBRIDGE.COM
509-209-2543

Freedom Northwest

TYLER PRESBY
TJPRESBY@FNCU.ORG
208-820-5026

Your lender will discuss if a land loan or construction loan would be best to acquire the land.



SELECTING A HOUSE PLAN

Many factors go into choosing a house plan including size, layout, and budget.

There are many, many options to consider from fully custom to semi custom to set house plans with selections

We used AD House Plans for our build. The pros were affordability, tried and true plans and easy modifications. Cons: Not fully original to you.

A great option for affordable custom house plans locally is Spokane House Plans. They also sell preset plans.

Architectural Designs (AD House Plans)

WWW.ARCHITECTURALDESIGNS.COM

Spokane House Plans

WWW.SPOKANEHOUSEPLANS.COM



BUDGETING BUILD COSTS

One of the most commonly asked questions we get is costs per sq ft. It widely varies based on a number of factors - several mentioned below. As of 2025, we have found that it roughly starts at \$300 a sq ft in our local area but can go up significantly.

What are some of those factors? Glad you asked!

Land

Land prices vary greatly in the region based on location, development and utilities needed.

House Plan

Many varying costs come into play with your home plan, elevation and square footage?

Builder Cost

Some builders will give you an estimate at no cost, but many have a fee.

Finish Selections

To get the most accurate figure, choose these selections as early on as possible.

SELECTING A BUILDER

We recommend interviewing several builders. Here are a few questions to ask?

Experience

- What is their experience?
- Can you tour one of their finished properties?
- Can they provide client feedback?

Organization

- How will they communicate with you?
- How do they keep project on track?

Time Frame

- What is their current work load?
- What is their expected timeframe? And are there projects completed on time?
- When can they work with you?

Price

- What does it include? Make sure you are comparing similar line items?
- What are change order costs?

Bank Approval

- Are they approved with a bank for construction loans? Or will they need to be approved?

RECOMMENDED BUILDERS

These are recommended builders we have personally worked with or can vouch for their work. Please mention The Fowler Group referred you when you contact them.

Solo Homes

TIM SOLO
SOLOHOMESCO@GMAIL.COM
509-723-5564

Copper River Homes

GABE TAYLOR
GABE@WAOILSOLUTIONS.COM

Rimrock Rennovations

KEN WITTENBURG
SALES@RIMROCKRENOVATIONS.COM
509-821-2126

Condron Homes (North Spokane)

CRAIG CONDRON
509-370-5891

Strohmaier Construction

RAENA STROHMAIER
HELLO@STROHMAIERCONSTRUCTION.COM
509-434-6177

Christensen Bros. Construction

DAVID CHRISTENSEN
509-301-4867

RECOMMENDED BUILDERS

You may consider a builder that has set home plans + selections. Customization may be more limited, but it is a great way to build a home and keeps costs down.

SIMPLICITY BY HAYDEN

GEORGE BERNARD
986-668-9291
GBERNARD@SIMPLICITY-HOMES.COM

OLO BUILDERS - CDA

CONNOR CARRIGAN
808-283-1007
CONNOR.CARRIGAN@OLOBUILDERS.COM
WWW.OLOBUILDERS.COM/FLOORPLANS



READY TO GET STARTED?

We hope this guide was helpful to you as you get started.

We'd love to work with you in acquiring land and being a resource along the way.

Schedule your 30 minute call to get started!

Book a 30 minute call to explore working with us. Let's get house hunting! Or start searching on our website.

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