



Custom homes

Thoughtfully designed custom homes—guided by experience and built to stand the test of time.



Hey, neighbor!

Ashworth Homes provides real estate development, consulting, and building services throughout the Seattle area. Since 1999, we've been committed to building homes with exceptional workmanship, durable materials, and a level of care that adds lasting value for our clients.

Our mission is simple but meaningful: to make a positive difference in the lives of people, from homeowners and neighbors to contractors and city officials.

Quality first

Materials, craftsmanship, execution

Client-focused decisions

Value, clarity, care

Integrity throughout

Design, permitting, construction



Every project receives our full attention and expertise—no matter the size.



Led by owner Erich Armbruster, a licensed Civil Engineer with 25+ years of experience across feasibility, permitting, and construction, our team includes in-house professionals and a trusted network of architects, engineers, and trade partners.

Welcome home

Building a custom home is a complex process that requires early planning, technical expertise, and steady project leadership. Ashworth Homes brings decades of residential building experience to guide homeowners from initial concept through construction and completion.

We build custom homes throughout Seattle and surrounding jurisdictions, with a strong focus on modern and Northwest contemporary design.

What we handle:



Site consultation & feasibility



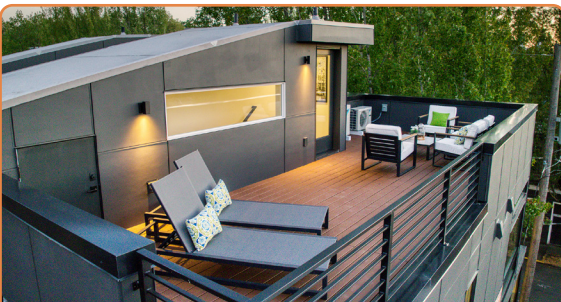
Permitting and city approvals



Design coordination



Full construction and project management



Typical cost range:
\$300-\$500 per square foot

Permitting requirements
vary by jurisdiction



25+ years
in residential
construction

Multiple custom
homes completed
in the Seattle area

Our process

We offer a streamlined, full-service approach that prioritizes clarity, coordination, and quality at every stage.

- 01 **Consult**
Initial conversation to review the site, goals, budget range, and jurisdictional considerations
- 02 **Design & permit**
Design development and full permitting support, including coordination with city agencies
- 03 **Build**
Construction, inspections, and project oversight through completion



Permitting & code expertise



We understand the complexity of local building codes, inspections, and jurisdictional requirements, plus how to efficiently move through them.

Deep industry experience



With more than 25 years in residential construction, we bring seasoned judgment to every decision.

Strong trade relationships



Long-standing relationships with skilled subcontractors help maintain quality, consistency, and scheduling.



How long does it take?

Timelines are impacted by site conditions and permitting requirements but often take just **10-12 months** from start to finish.

Note:

Site conditions and Seattle's tree code can significantly impact design and site planning. Early evaluation is critical!



Ravenna Residence

Custom family home with attached ADU

Ask

Build a new custom home with an attached ADU for aging parents, while addressing seasonal flooding on the site.

Approach

Designed and built the home to prevent water intrusion, integrating landscape and structure solutions that protected against winter flooding.

Outcome

- Flood-resistant design to prevent water intrusion
- Eliminated flooding on the landscape
- Functional, multigenerational family home with private spaces for all



Beacon Hill Residences

Three homes for three families on one site

Ask

Build three homes on two adjacent parcels for friends/families on a steep slope near a greenbelt, while keeping costs and budgets manageable.

Approach

Collaborated with the families, architect, and geotech engineer to creatively design, permit, and construct homes on the steep site, meeting code and budget requirements.

Outcome

- Three homes completed to match three different occupancy dates; all three families moved straight into their new home exactly when they wanted
- Successful coordination across multiple stakeholders
- An intentional, connected community



Capitol Hill Townhomes

Construction & development support

Ask

A developer with land, design, and permits in place needed a builder to execute construction while supporting schedule, budget, sales coordination, and warranty obligations tied to investor performance goals.

Approach

Acted as both builder and development partner—bidding major scopes, building strategic cost allowances, and supporting finish selection, cost strategy, and proforma updates throughout construction and sales.

Outcome

- Construction aligned with financial performance targets
- Smooth coordination across build, sales, and warranty phases
- Successful delivery for developer, investors, and homeowners

ashworth



Start planning your custom home

Schedule a 30-minute introductory call to discuss your site, goals, and timeline. You don't need completed plans—early conversations often lead to better outcomes and fewer surprises later.

Let's talk

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