

— THE —  
**Ralston** *fields*

*A new way* home.



## Welcome to *Connected Living*

In today's fast-paced world, finding a home that balances functionality, style, and efficiency is more important than ever. Connected Living is a philosophy that redefines modern housing – maximizing space without sacrificing comfort, fostering a sense of community, and embracing a thoughtful, intentional way of living. It is about creating homes that feel spacious yet efficient, private yet connected, and timeless yet adaptable to contemporary needs.

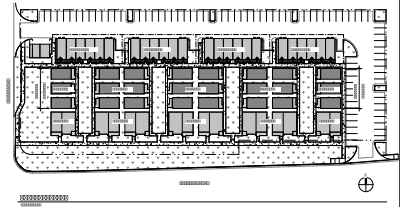
More than just a place to live, Connected Living is a lifestyle designed for those who seek simplicity without compromise. With a focus on intelligent design, seamless indoor-outdoor integration, and a strong connection to surroundings, these homes encourage meaningful interactions while offering the privacy and tranquility of a well-planned personal space.

Ralston Fields offers a living experience rooted in connection and convenience. Thoughtfully planned semi-private courtyards, landscaped green spaces, and pedestrian-friendly walkways create a welcoming environment where neighbors connect, fostering a true sense of community. Nestled in the heart of Arvada, this development is strategically located near essential amenities, parks, and transit options, offering the perfect balance between accessibility and retreat. Whether heading to the mountains for a weekend escape or enjoying the vibrant dining and social scene in downtown Arvada, Connected Living places you at the heart of a new lifestyle – one where modern convenience meets an enriched sense of belonging.

Ralston Fields embodies this vision by offering thoughtfully designed residences that prioritize quality, efficiency, and community. Every detail, from the selection of durable materials to the integration of smart living solutions, contributes to a home that enhances daily life. This is not just about where you live, but how you live – embracing a future where housing is intentional, well-crafted, and tailored to modern lifestyles.

# COTTAGES AT RALSTON FIELDS

5810 Miller ST - Arvada, Colorado



SECTION 1: EXTERIOR FINISHES					
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
001	Orange Siding	1200	SQ. FT.	1.50	1800.00
002	White Siding	1200	SQ. FT.	1.50	1800.00
003	Blue Door	1	DOOR	150.00	150.00
004	Green Siding	1200	SQ. FT.	1.50	1800.00
005	Orange Door	1	DOOR	150.00	150.00
006	Blue Siding	1200	SQ. FT.	1.50	1800.00
007	Green Door	1	DOOR	150.00	150.00
008	White Siding	1200	SQ. FT.	1.50	1800.00
009	Blue Siding	1200	SQ. FT.	1.50	1800.00
010	Green Siding	1200	SQ. FT.	1.50	1800.00
011	White Siding	1200	SQ. FT.	1.50	1800.00
012	Blue Siding	1200	SQ. FT.	1.50	1800.00
013	Green Siding	1200	SQ. FT.	1.50	1800.00
014	White Siding	1200	SQ. FT.	1.50	1800.00
015	Blue Siding	1200	SQ. FT.	1.50	1800.00
016	Green Siding	1200	SQ. FT.	1.50	1800.00
017	White Siding	1200	SQ. FT.	1.50	1800.00
018	Blue Siding	1200	SQ. FT.	1.50	1800.00
019	Green Siding	1200	SQ. FT.	1.50	1800.00
020	White Siding	1200	SQ. FT.	1.50	1800.00
021	Blue Siding	1200	SQ. FT.	1.50	1800.00
022	Green Siding	1200	SQ. FT.	1.50	1800.00
023	White Siding	1200	SQ. FT.	1.50	1800.00
024	Blue Siding	1200	SQ. FT.	1.50	1800.00
025	Green Siding	1200	SQ. FT.	1.50	1800.00
026	White Siding	1200	SQ. FT.	1.50	1800.00
027	Blue Siding	1200	SQ. FT.	1.50	1800.00
028	Green Siding	1200	SQ. FT.	1.50	1800.00
029	White Siding	1200	SQ. FT.	1.50	1800.00
030	Blue Siding	1200	SQ. FT.	1.50	1800.00
031	Green Siding	1200	SQ. FT.	1.50	1800.00
032	White Siding	1200	SQ. FT.	1.50	1800.00
033	Blue Siding	1200	SQ. FT.	1.50	1800.00
034	Green Siding	1200	SQ. FT.	1.50	1800.00
035	White Siding	1200	SQ. FT.	1.50	1800.00
036	Blue Siding	1200	SQ. FT.	1.50	1800.00
037	Green Siding	1200	SQ. FT.	1.50	1800.00
038	White Siding	1200	SQ. FT.	1.50	1800.00
039	Blue Siding	1200	SQ. FT.	1.50	1800.00
040	Green Siding	1200	SQ. FT.	1.50	1800.00
041	White Siding	1200	SQ. FT.	1.50	1800.00
042	Blue Siding	1200	SQ. FT.	1.50	1800.00
043	Green Siding	1200	SQ. FT.	1.50	1800.00
044	White Siding	1200	SQ. FT.	1.50	1800.00
045	Blue Siding	1200	SQ. FT.	1.50	1800.00
046	Green Siding	1200	SQ. FT.	1.50	1800.00
047	White Siding	1200	SQ. FT.	1.50	1800.00
048	Blue Siding	1200	SQ. FT.	1.50	1800.00
049	Green Siding	1200	SQ. FT.	1.50	1800.00
050	White Siding	1200	SQ. FT.	1.50	1800.00
051	Blue Siding	1200	SQ. FT.	1.50	1800.00
052	Green Siding	1200	SQ. FT.	1.50	1800.00
053	White Siding	1200	SQ. FT.	1.50	1800.00
054	Blue Siding	1200	SQ. FT.	1.50	1800.00
055	Green Siding	1200	SQ. FT.	1.50	1800.00
056	White Siding	1200	SQ. FT.	1.50	1800.00
057	Blue Siding	1200	SQ. FT.	1.50	1800.00
058	Green Siding	1200	SQ. FT.	1.50	1800.00
059	White Siding	1200	SQ. FT.	1.50	1800.00
060	Blue Siding	1200	SQ. FT.	1.50	1800.00
061	Green Siding	1200	SQ. FT.	1.50	1800.00
062	White Siding	1200	SQ. FT.	1.50	1800.00
063	Blue Siding	1200	SQ. FT.	1.50	1800.00
064	Green Siding	1200	SQ. FT.	1.50	1800.00
065	White Siding	1200	SQ. FT.	1.50	1800.00
066	Blue Siding	1200	SQ. FT.	1.50	1800.00
067	Green Siding	1200	SQ. FT.	1.50	1800.00
068	White Siding	1200	SQ. FT.	1.50	1800.00
069	Blue Siding	1200	SQ. FT.	1.50	1800.00
070	Green Siding	1200	SQ. FT.	1.50	1800.00
071	White Siding	1200	SQ. FT.	1.50	1800.00
072	Blue Siding	1200	SQ. FT.	1.50	1800.00
073	Green Siding	1200	SQ. FT.	1.50	1800.00
074	White Siding	1200	SQ. FT.	1.50	1800.00
075	Blue Siding	1200	SQ. FT.	1.50	1800.00
076	Green Siding	1200	SQ. FT.	1.50	1800.00
077	White Siding	1200	SQ. FT.	1.50	1800.00
078	Blue Siding	1200	SQ. FT.	1.50	1800.00
079	Green Siding	1200	SQ. FT.	1.50	1800.00
080	White Siding	1200	SQ. FT.	1.50	1800.00
081	Blue Siding	1200	SQ. FT.	1.50	1800.00
082	Green Siding	1200	SQ. FT.	1.50	1800.00
083	White Siding	1200	SQ. FT.	1.50	1800.00
084	Blue Siding	1200	SQ. FT.	1.50	1800.00
085	Green Siding	1200	SQ. FT.	1.50	1800.00
086	White Siding	1200	SQ. FT.	1.50	1800.00
087	Blue Siding	1200	SQ. FT.	1.50	1800.00
088	Green Siding	1200	SQ. FT.	1.50	1800.00
089	White Siding	1200	SQ. FT.	1.50	1800.00
090	Blue Siding	1200	SQ. FT.	1.50	1800.00
091	Green Siding	1200	SQ. FT.	1.50	1800.00
092	White Siding	1200	SQ. FT.	1.50	1800.00
093	Blue Siding	1200	SQ. FT.	1.50	1800.00
094	Green Siding	1200	SQ. FT.	1.50	1800.00
095	White Siding	1200	SQ. FT.	1.50	1800.00
096	Blue Siding	1200	SQ. FT.	1.50	1800.00
097	Green Siding	1200	SQ. FT.	1.50	1800.00
098	White Siding	1200	SQ. FT.	1.50	1800.00
099	Blue Siding	1200	SQ. FT.	1.50	1800.00
100	Green Siding	1200	SQ. FT.	1.50	1800.00

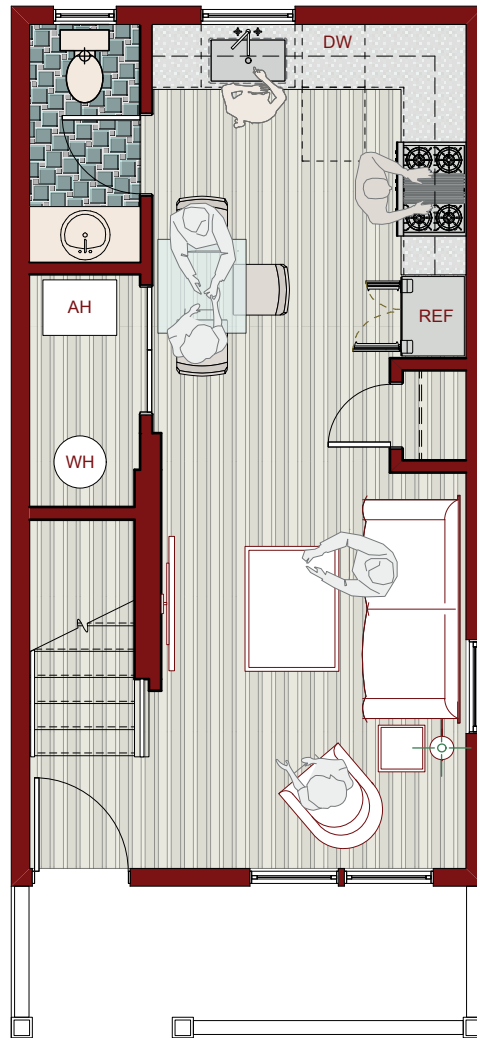
SECTION 2: INTERIOR FINISHES	
NO.	DESCRIPTION
101	White Drywall
102	Blue Paint
103	Green Paint
104	Orange Paint
105	White Paint
106	Blue Paint
107	Green Paint
108	Orange Paint
109	White Paint
110	Blue Paint
111	Green Paint
112	Orange Paint
113	White Paint
114	Blue Paint
115	Green Paint
116	Orange Paint
117	White Paint
118	Blue Paint
119	Green Paint
120	Orange Paint
121	White Paint
122	Blue Paint
123	Green Paint
124	Orange Paint
125	White Paint
126	Blue Paint
127	Green Paint
128	Orange Paint
129	White Paint
130	Blue Paint
131	Green Paint
132	Orange Paint
133	White Paint
134	Blue Paint
135	Green Paint
136	Orange Paint
137	White Paint
138	Blue Paint
139	Green Paint
140	Orange Paint
141	White Paint
142	Blue Paint
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151	Green Paint
152	Orange Paint
153	White Paint
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155	Green Paint
156	Orange Paint
157	White Paint
158	Blue Paint
159	Green Paint
160	Orange Paint
161	White Paint
162	Blue Paint
163	Green Paint
164	Orange Paint
165	White Paint
166	Blue Paint
167	Green Paint
168	Orange Paint
169	White Paint
170	Blue Paint
171	Green Paint
172	Orange Paint
173	White Paint
174	Blue Paint
175	Green Paint
176	Orange Paint
177	White Paint
178	Blue Paint
179	Green Paint
180	Orange Paint

## Property Details

- Unit Type: Single-Family Cottages
- Total Units: 24 Cottages (Part of a 64-unit multi-family development)
- Location: 5810 Miller St., Arvada, CO 80002
- Construction Type: Type V-B (Wood Framing)
- Zoning: PUD (Planned Unit Development)
- Square Footage:
  - Level 1: 420 sq. ft.
  - Level 2: 404 sq. ft.
  - Total Living Space: 824 sq. ft.
  - Covered Porch: 64 sq. ft.
- Bedrooms: 2
- Bathrooms: 1.5
- Parking: Off-street parking available

# COTTAGES AT RALSTON FIELDS

5810 Miller ST - Arvada, Colorado

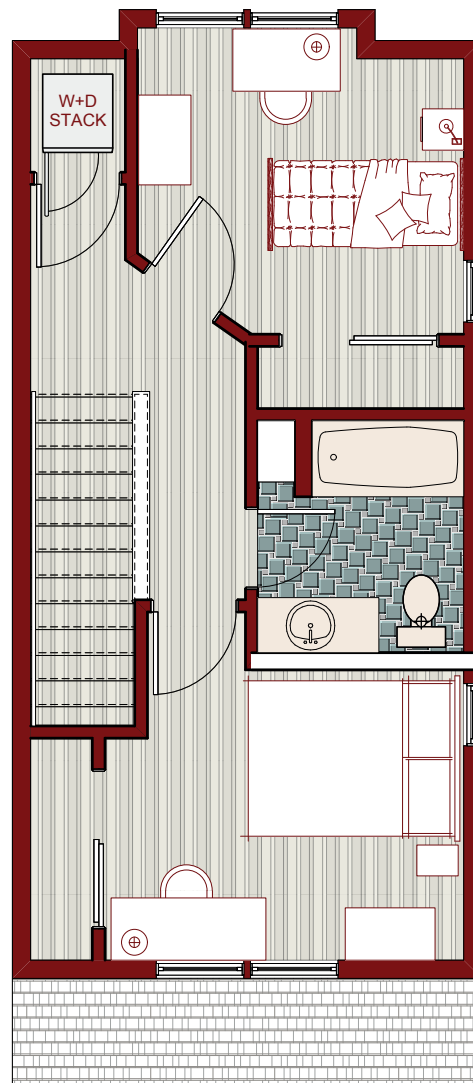


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## COTTAGE FIRST FLOOR

# COTTAGES AT RALSTON FIELDS

5810 Miller ST - Arvada, Colorado



## COTTAGE SECOND FLOOR

# COTTAGES AT RALSTON FIELDS

5810 Miller ST - Arvada, Colorado



## *Architectural & Interior Design*

- Open Concept Layout: Thoughtfully planned to optimize space and natural light.
- Vaulted Ceilings in Bedrooms: Enhancing the feeling of openness and spaciousness.
- Modern & Durable Materials: Inspired by timeless design principles, featuring high-quality cabinetry, elegant backsplash, and durable flooring.
- Spacious Kitchen Layout: Designed for functionality, with ample storage, sleek countertops, and efficient workflow.
- Energy-Efficient Windows: Insulated for optimal thermal performance and natural light.
- Interior Doors: Modern three-panel design with high-quality hardware.

## *Kitchen & Appliances*

- Well-Equipped Kitchen: Includes a stainless steel refrigerator, built-in microwave, electric cooktop, wall oven, and dishwasher.
- Premium Sink & Faucet: Spacious stainless steel sink with a high-arch pull-down faucet for ease of use.
- Ample Storage: Thoughtfully designed cabinetry for optimized kitchen organization.
- High-Quality Finishes: Durable and stylish materials for countertops and backsplashes.



## COTTAGES AT RALSTON FIELDS

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### *Bathrooms & Fixtures*

- Modern Walk-In Shower: Featuring a spacious layout with a high-quality shower base.
- Elegant Vanity: Stylish single-sink vanity with engineered stone countertop.
- Well-Planned Lighting: Thoughtfully placed sconces and overhead lighting for functionality and ambiance.
- Efficient Water Fixtures: Dual-flush toilet for water conservation.

### *Energy Efficiency & Sustainability*

- High-Efficiency HVAC System for year-round comfort.
- Superior Insulation & Air Sealing for optimized energy savings.
- Smart Lighting & Appliances designed to reduce energy consumption.
- Passive Radon Extraction & Indoor AirPLUS Certified for a healthier living environment.

### *Outdoor Spaces & Community Features*

- Semi-Private Courtyards: Designed for shared experiences and outdoor living.
- Landscaping & Irrigation: Carefully planned green spaces with sustainable maintenance.
- Enhanced Curb Appeal: Consistent material palettes and design elements for an inviting aesthetic.
- Pedestrian-Friendly Walkways: Ensuring easy access to community spaces and amenities.



## *Why choose Ralston Fields Cottages?*



### **Smart, Efficient Design**

Every inch of space is optimized for modern living



### **Community-Oriented Concept**

Encouraging meaningful interactions and neighborhood engagement

### **Timeless & Durable Materials**

Ensuring long-lasting quality without unnecessary extravagance.



### **Prime Location**

Close to parks, retail, and easy access to both downtown Arvada and the mountains

For more information or to schedule a tour,  
contact us today!



RALSTON-FIELDS.COM

