

— THE —
Ralston *fields*

A new way home.



Welcome to *Pocket Living*

In today's fast-paced world, finding a home that balances functionality, style, and efficiency is more important than ever. Pocket 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.

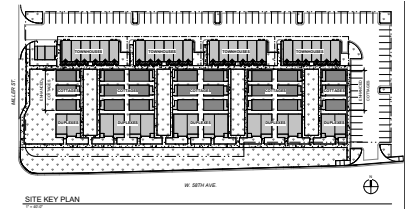
More than just a place to live, Pocket Living is a lifestyle designed for those who seek simplicity without compromise. With a focus on intelligent design, seamless indoor-outdoor integration, and a strong connection to surroundings, these homes encourage meaningful interactions while offering the privacy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



EXTERIOR COLOR CONCEPT LEGEND						
Key	Description	Manufacturer	Paint Color 1	Paint Color 2	Paint Color 3 (Accent)	Comments
X.1	PAINT SCHEME 1: GREEN / ORANGE	SHERWIN WILLIAMS	SW 7015 - REPOSE GREY	SW 6193 - PRIVILEGE GREEN	SW 6347 - CHRYSANTHEMUM	ALL TRIM & FASCIA BOARDS TO BE PAINT COLOR 1 U.N.O.
X.2	PAINT SCHEME 2: ORANGE / BLUE	SHERWIN WILLIAMS	SW 7015 - REPOSE GREY	SW 6347 - CHRYSANTHEMUM	SW 9099 - SECRET COVE	ALL TRIM & FASCIA BOARDS TO BE PAINT COLOR 1 U.N.O.
X.3	PAINT SCHEME 3: BLUE / GREEN	SHERWIN WILLIAMS	SW 7015 - REPOSE GREY	SW 9099 - SECRET COVE	SW 6193 - PRIVILEGE GREEN	ALL TRIM & FASCIA BOARDS TO BE PAINT COLOR 1 U.N.O.

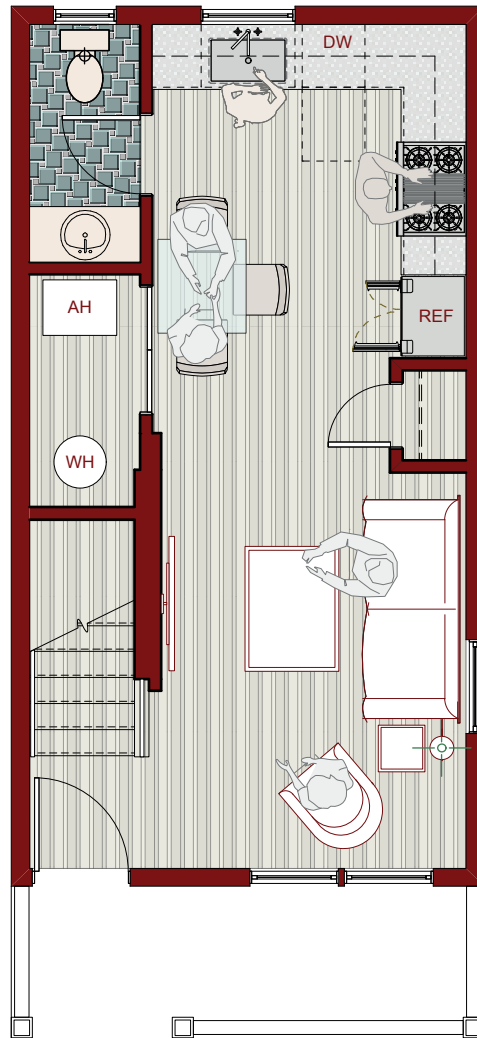
* ADD ALTERNATE PRICING FOR PRE-FINISHED JAMES HARDIE SIDING AND PANEL

SQ. FT. CALCULATIONS:	
COVERED FRONT PORCH	= 64 SQ. FT.
FINISH SQUARE FOOTAGE	
1 st FLOOR FINISH	= 420 SQ. FT.
2 nd FLOOR FINISH (EXCLUDES BUMP OUT)	= 404 SQ. FT.
TOTAL FINISH	= 824 SQ. FT.

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



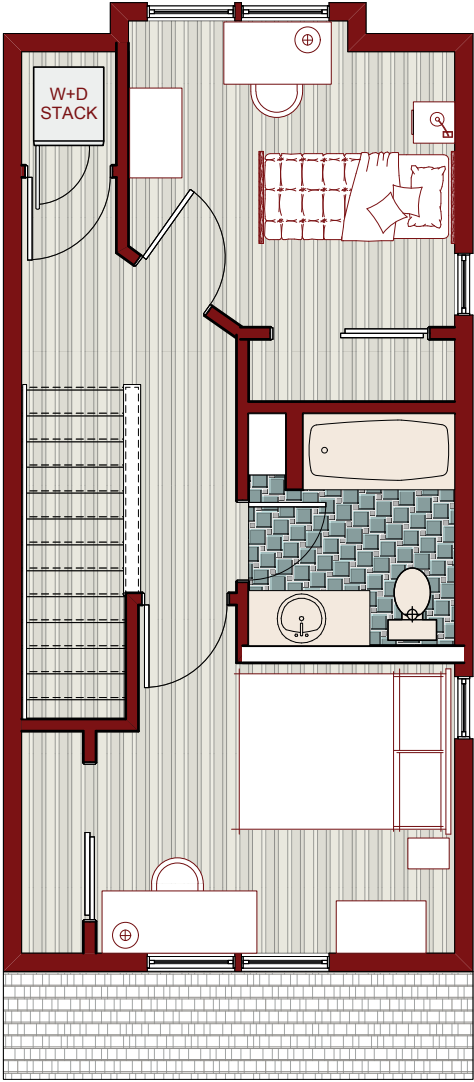
0 5 10 15 FT

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.

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!



RALSTONFIELDS.COM

