

— 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.

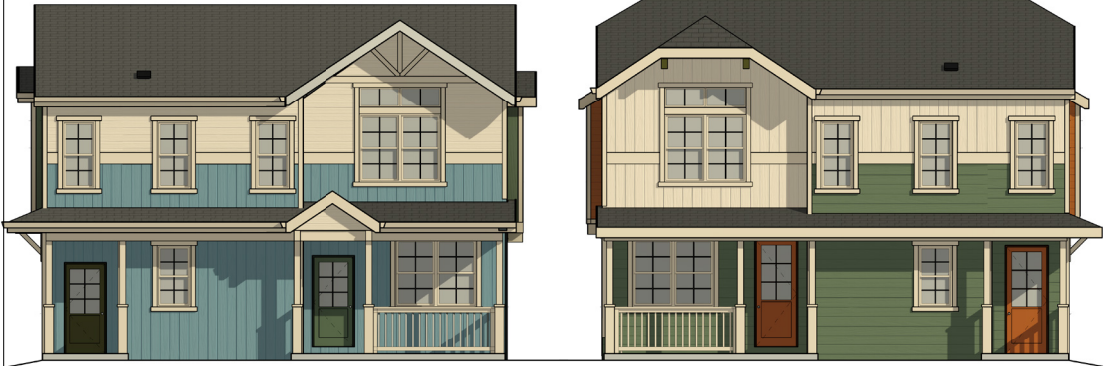
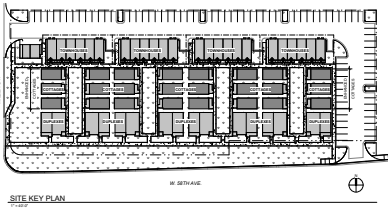
More than just a place to live, Pocket Living is a lifestyle designed for those who seek simplicity without compromise. With a focus on intelligent design, seamless indoor-outdoor integration, and a strong connection to surroundings, these homes encourage meaningful interactions while offering the privacy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

# DUPLEX 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
P.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.
P.2	PAINT SCHEME 2: ORANGE / BLUE	SHERWIN WILLIAMS	SW 7015 - "REPOSE GREY"	SW 6347 - "CHRYSANTHEMUM"	SW 9059 - "SECRET COVE"	ALL TRIM & FASCIA BOARDS TO BE PAINT COLOR 1 U.N.O.
P.3	PAINT SCHEME 3: BLUE / GREEN	SHERWIN WILLIAMS	SW 7015 - "REPOSE GREY"	SW 9059 - "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:		
DUPLEX UNITS SQUARE FOOTAGE		
UNIT 1:	OPTION A	OPTION B
LEVEL 1:	424 SQ. FT.	
LEVEL 2:	423 SQ. FT.	
TOTAL:	847 SQ. FT.	
UNIT 2:	OPTION A	OPTION B
LEVEL 1:	575 SQ. FT.	
LEVEL 2:	557 SQ. FT.	
TOTAL:	1,132 SQ. FT.	
BLDG. TOTALS:	OPTION A: 2,040 SQ. FT.	OPTION B:

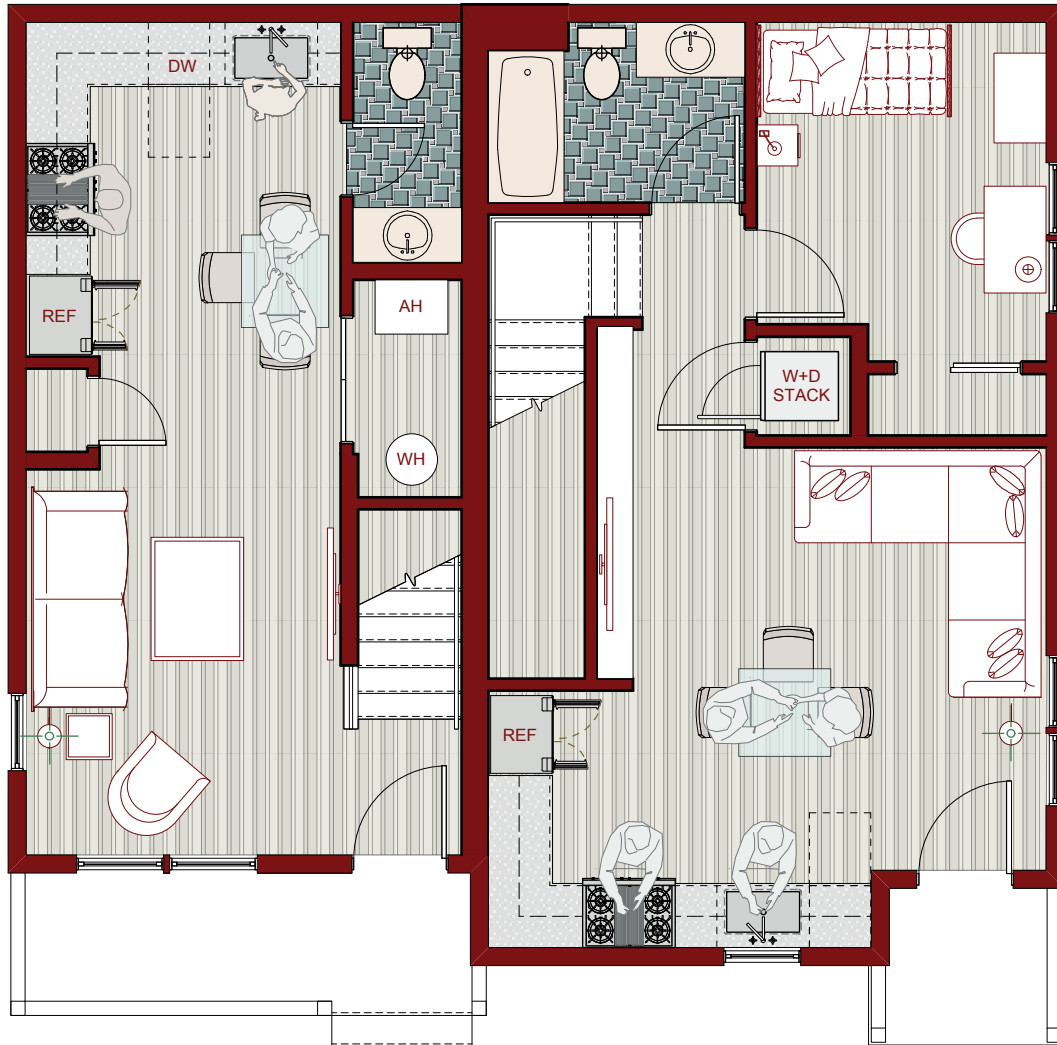
## Property Details

- Unit Type: Two-Story Duplex
  - Total Units: 8 Duplex Buildings (16 Total Units)
  - Location: 5810 Miller St., Arvada, CO 80002
  - Construction Type: Type V-B (Wood Framing)
  - Zoning: PUD (Planned Unit Development)
- Total Living Space: 1,132 sq. ft.
  - Total Building Size: 2,040 sq. ft.
  - Bedrooms: 2-3
  - Bathrooms: 2.5
  - Parking: Off-street available
- Square Footage:
    - Unit 1: 847 sq. ft.
- Total Living Space: 847 sq. ft.
- Unit 2: Total 1,132 sq. ft.
- (NON-ACCESSIBLE)

  - Level 1: 424 sq. ft.
  - Level 2: 423 sq. ft.
- (ACCESSIBLE)

  - Level 1: 575 sq. ft.
  - Level 2: 557 sq. ft.

**DUPLEX**  
**AT RALSTON FIELDS**  
5810 Miller ST - Arvada, Colorado

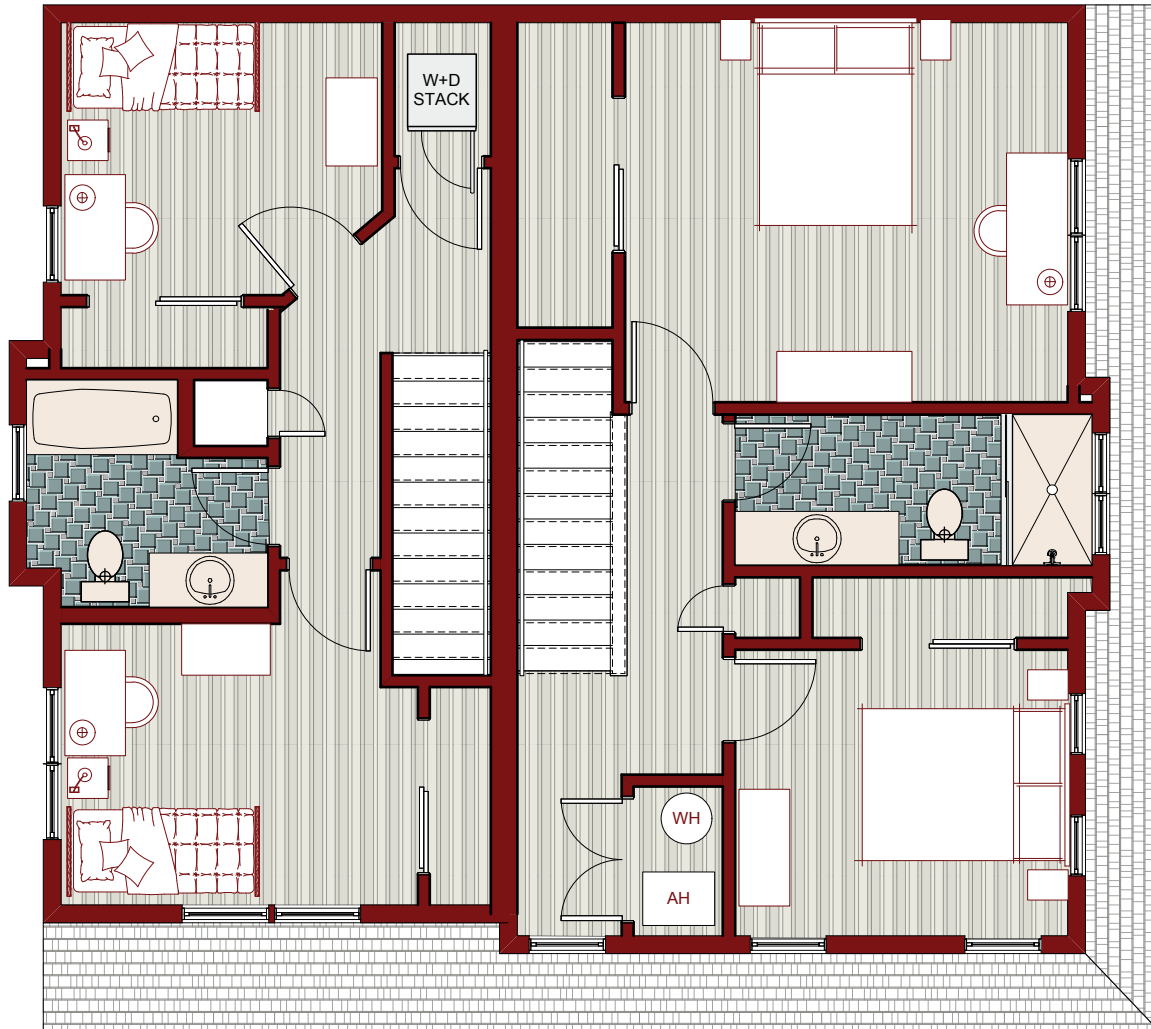


0 5 10 15 FT

**DUPLEX**  
**FIRST FLOOR**



**DUPLEX**  
**AT RALSTON FIELDS**  
5810 Miller ST - Arvada, Colorado



0 5 10 15 FT

**DUPLEX**  
**SECOND FLOOR**

## DUPLEX AT RALSTON FIELDS

5810 Miller ST - Arvada, Colorado



### *Architectural & Interior Design*

- Efficient Open-Concept Layout: Maximizing living space with smart functionality.
- Vaulted Ceilings in Select Areas: Enhancing the spaciousness of key rooms.
- High-Quality Materials: Featuring premium cabinetry, durable flooring, and stylish finishes.
- Thoughtfully Designed Kitchen: Optimized for workflow with ample storage and modern appliances.
- Energy-Efficient Windows: Designed to provide natural light while improving thermal performance.
- Interior Doors: Modern three-panel design with sleek hardware.

### *Kitchen & Appliances*

- Spacious Kitchen: Featuring a well-planned layout with a stainless steel refrigerator, built-in microwave, electric cooktop, and oven.
- Premium Sink & Faucet: Deep stainless steel sink with a high-arch pull-down faucet for ease of use.
- Smart Storage: Custom cabinetry with optimized organization options.
- High-Quality Surfaces: Durable and stylish countertops for a modern aesthetic.

## *Bathrooms & Fixtures*

- Primary Bathroom: Walk-in shower with a sleek shower base.
- Elegant Vanities: Stylish single and double-sink options with engineered stone countertops.
- Thoughtfully Placed Lighting: Wall sconces and overhead fixtures for comfort and visibility.
- Water-Saving Fixtures: Dual-flush toilets and efficient water systems.

## *Energy Efficiency & Sustainability*

- High-Efficiency HVAC System for optimal year-round climate control.
- Advanced Insulation & Air Sealing for superior energy efficiency.
- Smart Lighting & Appliances designed for reduced energy consumption.
- Passive Radon Extraction & Indoor AirPLUS Certified for improved air quality.

## *Outdoor Spaces & Community Features*

- Private Outdoor Porches: Designed for relaxation and connection to nature.
- Landscaped Common Areas: Thoughtfully planned green spaces with sustainable irrigation.
- Modern Aesthetic Appeal: A cohesive architectural style with premium exterior materials.
- Walkability & Connectivity: Designed with pedestrian-friendly pathways to community spaces.



## *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](http://RALSTONFIELDS.COM)

