

— 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.

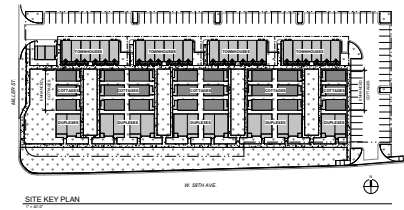
More than just a place to live, Pocket Living is a lifestyle designed for those who seek simplicity without compromise. With a focus on intelligent design, seamless indoor-outdoor integration, and a strong connection to surroundings, these homes encourage meaningful interactions while offering the privacy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

TOWNHOMES 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 9059 - 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 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:	
TYPICAL 3-STORY UNIT:	
CONCRETE PATIOS	= 43 SQ. FT.
UNFINISHED GARAGE	= 239 SQ. FT.
DECK / BALCONY	= 35 SQ. FT.
FINISH SQUARE FOOTAGE	
1 st FLOOR FINISH	= 115.0 SQ. FT.
2 nd FLOOR FINISH	= 380.0 SQ. FT.
3 rd FLOOR FINISH	= 420.0 SQ. FT.
TOTAL FINISH	= 915.0 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE:	
CONCRETE PATIOS	= 256 SQ. FT.
UNFINISHED GARAGE	= 1,380 SQ. FT.
DECK / BALCONY	= 208 SQ. FT.
FINISH SQUARE FOOTAGE	
1 st FLOOR FINISH	= 690.0 SQ. FT.
2 nd FLOOR FINISH	= 2,280.0 SQ. FT.
3 rd FLOOR FINISH	= 2,518.0 SQ. FT.
TOTAL FINISH	= 5,488.0 SQ. FT.

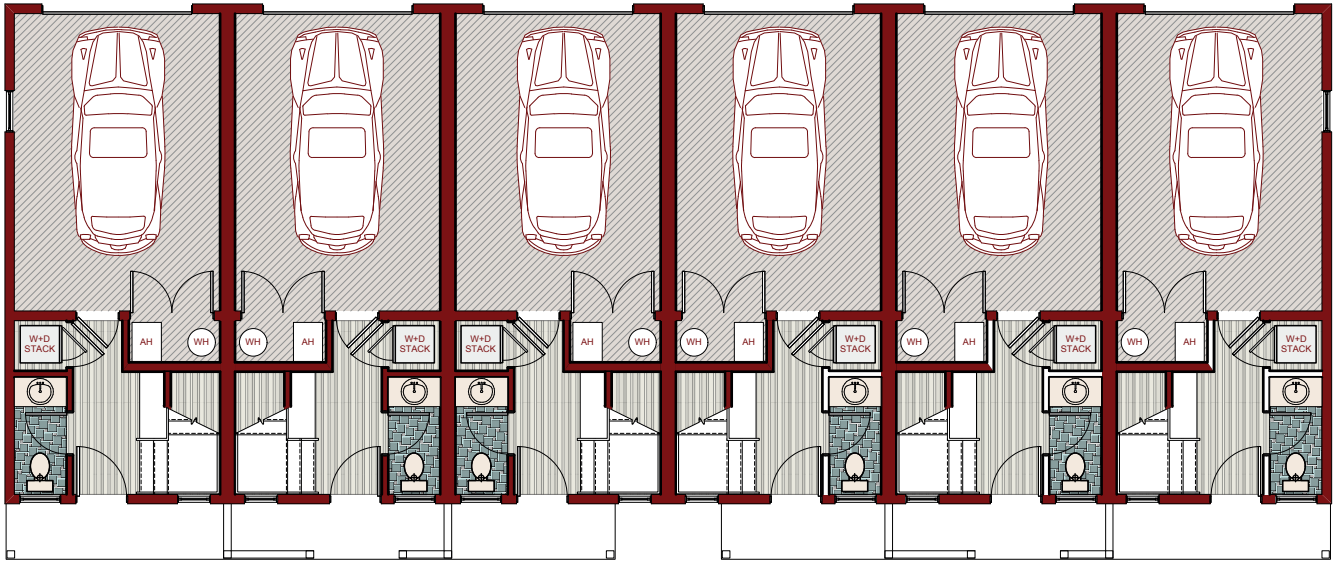
Property Details

Unit Type: Three-Story Townhomes

- Total Units: 4 buildings (24 total townhomes)
- Location: 5810 Miller St., Arvada, CO 80002
- Construction Type: Type V-B (Wood Framing)
- Zoning: PUD (Planned Unit Development)
- Square Footage:
 - Level 1: 115 690 sq. ft.
 - Level 2: 380 2,280 sq. ft.
 - Level 3: 420 2,518 sq. ft.
 - Total Living Space: 915 5,488 sq. ft.
 - Private Deck/Balcony: 208 sq. ft.
- Bedrooms: 2-3
- Bathrooms: 2.5
- Parking: Attached 1-car garage per unit

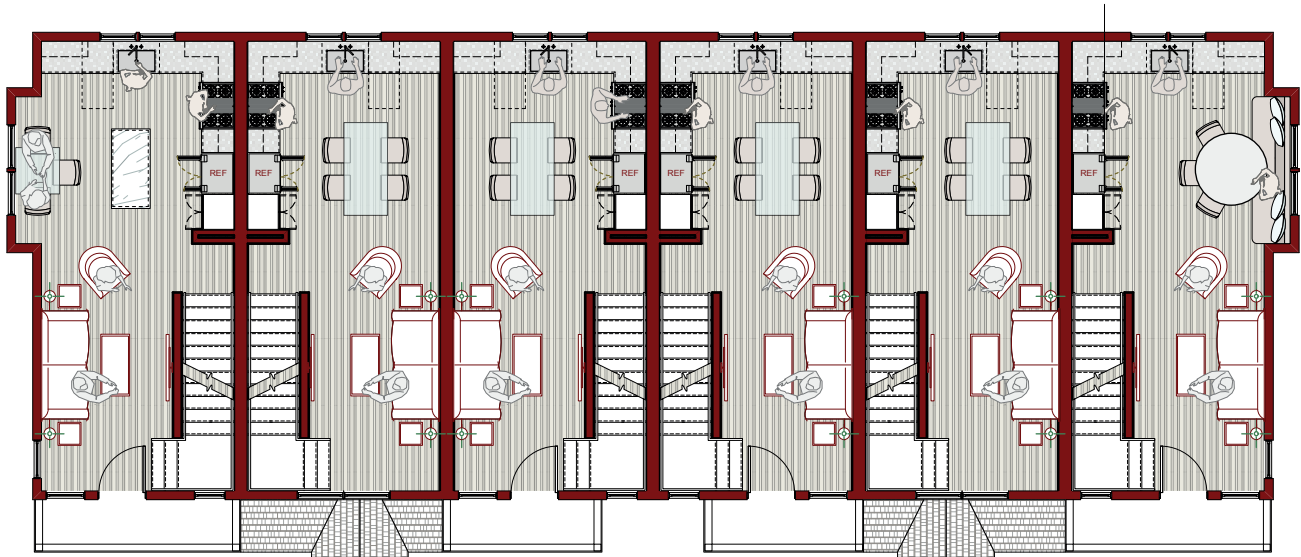
TOWNHOMES AT RALSTON FIELDS

5810 Miller ST - Arvada, Colorado



0 5 10 15 FT

TOWNHOME
FIRST FLOOR



0 5 10 15 FT

TOWNHOME
SECOND FLOOR

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



0 5 10 15 FT

TOWNHOME
THIRD FLOOR



Architectural & Interior Design

- Open Concept Layout: Thoughtfully designed for flexibility and natural light.
- Vaulted Ceilings in Select Bedrooms: Enhancing the sense of spaciousness.
- Durable & Modern Finishes: Featuring high-quality cabinetry, contemporary backsplashes, and stylish flooring.
- Functional Kitchen Design: Maximizing efficiency with ample storage, sleek countertops, and smart layout.
- Energy-Efficient Windows: Designed to optimize thermal performance and natural light.
- Interior Doors: Modern three-panel design with high-quality hardware.

Kitchen & Appliances

- Spacious Kitchen: Equipped with a stainless steel refrigerator, built-in microwave, electric cooktop, and wall oven.
- High-Quality Sink & Faucet: Stainless steel sink with a high-arch pull-down faucet for ease of use.
- Smart Storage Solutions: Well-planned cabinetry and pantry space for organization.
- Premium Countertops: Durable and stylish surfaces designed for long-term use.

Bathrooms & Fixtures

Modern Primary Bath: Featuring a spacious walk-in shower with a high-quality shower base.

- Elegant Vanities: Stylish single-sink and double-sink options with engineered stone countertops.
- Well-Placed Lighting: Thoughtfully positioned sconces and overhead lighting for ambiance and function.
- Water-Saving Fixtures: Dual-flush toilets and efficient water systems.

Energy Efficiency & Sustainability

- High-Efficiency HVAC System for year-round comfort.
- Superior Insulation & Air Sealing for optimized energy efficiency.
- Smart Lighting & Appliances designed to minimize energy consumption.
- Passive Radon Extraction & Indoor AirPLUS Certified for improved indoor air quality.

Outdoor Spaces & Community Features

- Private Balconies: Designed for relaxation and outdoor enjoyment.
- Landscaped Courtyards: Thoughtfully planned green spaces with sustainable irrigation.
- Modern Curb Appeal: Harmonized color palettes, high-quality materials, and cohesive architecture.
- Pedestrian-Friendly Access: Designed for easy connectivity to community 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

