



**COLDWELL BANKER**  
MOUNTAIN  
PROPERTIES

Coldwell Banker Mountain Properties

785 Main Avenue Durango, CO 81301

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

**SQUARE FOOTAGE DISCLOSURE**  
**(Residential)**

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: **95 Turnberry Drive, Durango , CO 81301**

**1. Licensee Measurement**

Listing Licensee ☐ Has ☒ **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior measurement	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> FHA	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> ANSI	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Local standard <i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Other <i>n/a</i>	<i>n/a</i>	<i>n/a</i>

**2. Other Source of Measurement :**

Listing Licensee ☒ **Is** ☐ **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Building plans (Date of document)	<i>n/a</i>	<i>n/a</i>
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	<i>04/15/2025</i>	<i>2,884</i>
<input type="checkbox"/> Other <i>n/a</i>	<i>n/a</i>	<i>n/a</i>

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

Broker:  Date: *4/15/2025*  
*Jaime Suzanne Marquez*

Broker  Date: *4/19/2025*  
*Luis Marquez*

The undersigned acknowledge receipt of this disclosure.

*Dane Nathan Gussis, Member*

Date: 4/15/2025

Seller: **The Bears Lair, LLC**

**By: Dane Nathan Gussis, Member**

*Nicole Correia Gussis, Member*

Date: 4/15/2025

Seller: **The Bears Lair, LLC**

**By: Nicole Correia Gussis, Member**

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

(SF94-5-18) SQUARE FOOTAGE DISCLOSURE CTM eContracts - ©2025 MRI Software LLC - All Rights Reserved