



COLDWELL BANKER
MOUNTAIN
PROPERTIES

Coldwell Banker Mountain Properties

Tina Martinez

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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: **2415 Echo Canyon Ranch Lane, Pagosa Springs, CO 81147**

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		
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> Other		

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)		
<input type="checkbox"/> Building plans (Date of document)		
<input type="checkbox"/> Assessor's office (Date obtained)		
<input checked="" type="checkbox"/> Other Certified Appraiser measurement and calculation of finished heated square footage	12/31/2025	6,622

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.

Tina Martinez

Date: **1/12/2026**

Broker: **Tina Martinez**

Heath Ruggles

Date: **1/12/2026**

Broker

Heath Ruggles

The undersigned acknowledge receipt of this disclosure.

Susan Lamon, Trustee

Date: 1/12/2026

Seller: **M.L. Family Trust**

By: Susan Lamon, Trustee

Buyer: _____ Date: _____

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