



COLDWELL BANKER
MOUNTAIN
PROPERTIES

Coldwell Banker Mountain Properties
2111 N. Frontage Road W. #C1 Vail, CO 81657
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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: **387 Horse Mountain Ranch Rd, Wolcott, CO 81655**

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
☐ Exterior measurement	Not applicable	Not applicable
☐ FHA	Not applicable	Not applicable
☐ ANSI	Not applicable	Not applicable
☐ Local standard Not applicable	Not applicable	Not applicable
☐ Other Not applicable	Not applicable	Not applicable

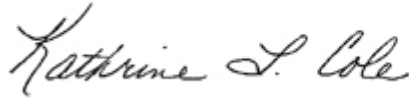
2. Other Source of Measurement :

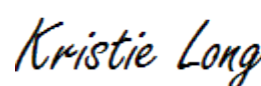
Listing Licensee ☒ **Is** ☐ **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
☐ Prior appraisal (Date of document)		
☐ Building plans (Date of document)		
☒ Assessor's office (Date obtained)	07/22/2026	40 ac/1,742,400 sq ft
☐ Other		

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: **7/22/2026**
Kathrine L. Cole

Broker:  Date: **7/23/2026**
Kristie Long

The undersigned acknowledge receipt of this disclosure.

Victor C. Harding , President

Date: 7/23/2026

Seller: **Harding Dev Corp**

By: Victor C. Harding , President

Buyer: _____

Date: _____

(SF94-5-18) SQUARE FOOTAGE DISCLOSURE CTM eContracts - ©2026 MRI Software LLC - All Rights Reserved