

Dirigo Pines Retirement Community
Dirigo Pines Development Company, LLC
 PO Box 940, Bangor, ME 04402-0940
 1-866-344-3400; 866-3400
 Contact: Steve Bowler
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Address: **10 Poplar Court**
Orono, ME 04473-3466
 Status: Basic
 Selling Price: \$235,000
 Built: July 2007; under construction
 Waterfront: Very nearby
 Walking: Paved sidewalk, nature trail nearby

General Description and Features:

Style: "G" cottage Front Facing to West
 Garage: Single
 Basement: On Slab
 Floors: Carpet in Lvg Room, Bedrooms, Loft; Tile in Porch, Entry, Baths, and Kitchen
 Land: Partly Wooded / Near the Lower Pond
 Living Rm: 14"X14" DinRm: 8"X9" BR1: 9'X13' BR2: 11'6"X13'6"
 Den: None Porch: 8'6"X11'6" Loft: Option Kitch: 9'X11'

Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,
 Washer & Dryer
 Direction: Main Street take Dirigo Drive, second street on the left, 3rd house on left.

Additional Construction Features:

3-Season Porch, Loft,
 \$7,000 Kitchen & Bath Cabinet Allowance
 \$6,000 Flooring Allowance
 \$3,500 Appliance Allowance
 Patio and Porch on the Hilltop; Cable and Phone Outlets in most rooms

Utility Information:

Heat: Radiant in floor / Natural Gas AC: None
 Water: Orono/Veazie Water District Sewer: Orono/Veazie Water District

Financial Information

Taxes: \$2,832 / 2010 Exemp: Homestead
 Maint: \$611; plus \$75 for second person Mortg: None

Broker Participation Welcomed (3%)
 Call Steve Bowler today for a tour and to learn more about retirement living at
 Dirigo Pines Retirement Community in Orono.
 July 2010

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