

**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: \$255,000
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: Waiting for you to make your choices.
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 Sewer District

Financial Information

Taxes: \$2,832 / 2010 Exemp: Homestead
Maint: \$635; 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 2011

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