

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: **110 Dirigo Drive**
Orono, ME 04473-3466
 Status: "I" cottage once rented
 Selling Price: \$350,000
 Built: 2007
 Square Footage: 1,959
 Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "I" cottage Front Facing to Southeast
 Garage: Single
 Basement: None
 Floors: Hardwood, vinyl and tile
 Land: Very Wooded
 Living Rm: 16'X18' DinRm: 10'X12' BR1: 9'6"X12'6" BR2: 12'X15'6"
 Den: 9'6"X11' Porch: 9'6"X12' Loft: 11'X21' Kitch: 12'X12'6"

Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal, Washer & Dryer
 Direction: From Main Street take Dirigo Drive to the cul-de-sac

Additional Construction Features:

Cathedral Ceiling in Master Bedroom
 4-Season Year-round Porch
 Patio, Porch, and master bedroom look into the woods
 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: Approx \$4,500 / 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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