

**Dirigo Pines Retirement Community  
Dirigo Pines Development Company, LLC**

PO Box 940, Bangor, ME 04402

1-866-344-3400; 866-3400

Contact: Steve Bowler

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Address: **11 Linden Court  
Orono, ME 04473-3466**  
Status: Resale  
Selling Price: \$368,000  
Square Footage: 1,959 with loft  
Waterfront: Lower Pond is visible  
Walking: Paved sidewalk and nature trail nearby

**General Description and Features:**

Style: "I" cottage                      Front Facing to South  
Garage: Single  
Basement: Full Daylight Basement  
Floors: Hardwood, carpet, and tile  
Land: Partly 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, second right onto Linden, to end of street.

**Additional Construction Features:**

Corian kitchen countertop with maple cabinets. Cathedral ceiling in master bedroom.  
Central Air. Gas fireplace, tray ceiling, and bookcase in living room.  
4-Season Porch with gas stove.  
Deck is private and looks down to lower Pond (stocked with brook trout).  
Cable and Phone Outlets in most rooms.

**Utility Information:**

Heat: Radiant in floor / Natural Gas                      AC: Yes  
Water: Orono/Veazie Water District                      Sewer: Orono Sewer District

**Financial Information**

Taxes: Approx. \$6,120/ 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.  
September 2011

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