

**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  
 email: [sbowler@dirigopines.com](mailto:sbowler@dirigopines.com)



Address: **13 Longwood Court  
 Orono, ME 04473-3466**  
 Status: New cottage  
 Selling Price: \$280,000  
 Built: Finished 2008  
 Square Footage: 1,679  
 Walking: Paved sidewalk and nature trail nearby

**General Description and Features:**

Style: "H" cottage                      Front Facing to Northeast  
 Garage: Single  
 Basement: On Slab  
 Floors: Pergo Wood/Carpet/Tile  
 Land: Partly Wooded / Near the Lower Pond  
 Living Rm: 22'6"X14'6"    DinRm: 9'6"X6'6"    BR1: 13'X12'    BR2: 12'X12'  
 Den: None                      Porch: 10'4"X10'4"    Loft: 13'6"X21'    Kitch: 11'X13'6"

Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,  
 Washer & Dryer  
 Direction: Main Street take Dirigo Drive, first street on the left, 5th house on right.

**Additional Construction Features:**

4-Season Porch, Pergo wood floor in Living Room, White Bead Board Kitchen Cabinets, Roomy Loft, Patio and Porch look into a hillside. This has our new dining room layout.  
 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: \$4,811 / 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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