

Dirigo Pines Retirement Community
Dirigo Pines Development Company, LLC

PO Box 810, Bangor, ME 04402
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Contact: Steve Bowler
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Address: **3 Linden Court**
Orono, ME 04473-3466
Status: Re-sale "I" cottage
Selling Price: \$415,000
Built: September 2003
Square Footage: 1,959
Waterfront: Located on Lower Pond
Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "I" cottage Front Facing to West
Garage: Single
Basement: Full Daylight Basement
Floors: Carpet throughout
Land: Wooded / On the Lower Pond
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 street on the right, second house on
the right.

Additional Construction Features:

Cathedral Ceiling in Master Bedroom
4-Season Year-round Porch
Deck overlooking the lower Pond (stocked with brook trout)
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: \$6,528 / 2007 Exemp: Homestead
Maint: \$548; 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.
March 2008

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