

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: **4 Hawthorn Court**
Orono, ME 04473-3466
Status: Resale
Selling Price: \$370,000
Square Footage: 1,959 with loft
Waterfront: On the Lower Pond
Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "I" cottage Front Facing to Northeast
Garage: Single
Basement: No Basement
Floors: Hardwood, carpet, and tile
Land: Woods and water
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, first right onto Hawthorn, bare left to end.

Additional Construction Features:

Laminate kitchen countertop with maple cabinets. Cathedral ceiling in master bedroom with fan and awning windows to porch. Gas fireplace with blower and 2 bookcases in living room. Den has extra windows. Central vacuum; 4-Season Porch with pocket door and great view of pond. Two sinks in master bedroom. Cable and Phone Outlets in most rooms.

Utility Information:

Heat: Radiant in floor / Natural Gas AC: No
Water: Orono/Veazie Water District Sewer: Orono Sewer District

Financial Information

Taxes: \$5,208/ 2011-12 Exemp: Homestead
Maint: \$660; 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.

December 2011

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