

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: **8 Hawthorn Court
 Orono, ME 04473-3466**
 Status: Re-sale cottage
 Selling Price: \$260,000
 Built: August 2002
 Square Footage: 1,679
 Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "H" cottage Front Facing to South
 Garage: Single
 Basement: On Slab
 Floors: Carpet / Vinyl
 Land: Wooded
 Living Rm: 15'X22' DinRm: 8'X11' BR1: 12'X13' BR2: 12'X12'
 Den: None Porch: 10'6"X10'6" Loft: 13'X24 Kitch: 11'X13'6"

Appliances: Gas Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,
 Washer & Dryer
 Direction: Main Street take Dirigo Drive, first street on the right, duplex straight ahead.

Additional Construction Features:

4-Season Porch with gas Jotel stove
 Patio and Porch look into the woods – great for bird watching
 Cable and phone outlets in most rooms

Utility Information:

Heat: Radiant in floor / Natural Gas AC: None
 Water: Orono/Veazie Water District Sewer: Orono Sewer District

Financial Information

Taxes: \$4,248 / 2011 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.
 January 2012

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