

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: **91 Dirigo Drive**
Orono, ME 04473-3466
 Status: "I" cottage
 Selling Price: \$385,000
 Built: Summer 2006
 Square Footage: 1,959
 Waterfront: Located on Upper Pond
 Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "I" cottage Front Facing to Southwest
 Garage: Single
 Basement: Full Daylight Basement
 Floors: Hardwood, Pergo Tile, and Carpet
 Land: Wooded / On the Upper 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, just past the gazebo, it is the second house on the right.

Additional Construction Features:

Cathedral Ceiling in Master Bedroom
 4-Season Year-round Porch
 Deck overlooking the upper 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 Sewer District

Financial Information

Taxes: \$6,528 / 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.
 January 2012

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