

**Dirigo Pines Retirement Community  
Dirigo Pines Development Company, LLC**

9 Alumni Drive, Orono, Maine 04473

1-866-344-3400; 207-866-3400

Contact: Ann Homola

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Address: **6 Hawthorn Court  
Orono, ME 04473-3466**  
Status: Resale - Owner-Occupied  
Selling Price: \$230,000  
Built: 2002  
Square Footage: 1,409  
Walking: Paved sidewalk, pond, and nature trail nearby

**General Description and Features:**

Style: "H" cottage                      Front Facing to South  
Garage: Single  
Basement: None  
Floors: Carpet / Vinyl  
Land: Wooded / Near the Lower Pond  
Living Room: 15'X22'              Dining Room: 8'X11'      BR1: 12'X13'      BR2: 12'X12'  
Sunroom: 10'6"X10'6"      Kitchen: 11'X13'6"  
  
Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,  
Washer & Dryer  
Direction: Main Street take Dirigo Drive, first street on the right, go straight, house on left.

**Additional Construction Features:**

Maple Cabinets in Kitchen, Sunroom Overlooking Patio, Walk-in Closet in Master Bedroom, Attic Storage, 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**

Monthly Maintenance & Replacement Reserve: \$900; plus \$75 for second person  
Taxes: \$4,392 / 2016                      Exemp: Homestead  
(Fee covers homeowners' insurance, cable TV, internet, lawn & garden, snow plowing, maintenance inside and outside, and future repairs and replacements needed in the cottage.)

Broker Participation Welcomed (3%)  
Call Ann Homola today for a tour and to learn more about senior living at  
Dirigo Pines Retirement Community in Orono.  
July 2017



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Living Room 15' X 22'



Master Bedroom 12' X 13'



Dining Room: 8'X11'



Kitchen 11' X 13'6"



Sunroom 10'6"X10'6"



Patio

*This cottage offers convenient one-floor living, nestled in a quiet cul-de-sac with lush perennial beds. The patio and sunroom offer peaceful views of the wooded yard, gentle breezes, and birdsong. Enjoy living surrounded by natural beauty, with all the conveniences of Dirigo Pines and the Town of Orono, just steps away.*