

**Dirigo Pines Retirement Community**  
**Dirigo Pines Development Company, LLC**  
 PO Box 810, Bangor, ME 04402  
 1-866-344-3400; 866-3400  
 Contact: Ann Homola  
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Address: **99 Dirigo Drive**  
**Orono, ME 04473-3466**  
 Status: Resale  
 Selling Price: \$345,000  
 Built: 2008  
 Square Footage: 1,679  
 Waterfront: On the upper pond  
 Walking: Paved sidewalk and nature trail  
 Nearby

**General Description and Features:**

Style: "H" cottage                      Front Facing to Northwest  
 Garage: Single  
 Basement: None  
 Floors: Carpet, ceramic tile  
 Land: Partly Wooded / On the Upper Pond  
 Living Rm: 22'6" X 14'6"    DinRm: 9'6" X 6'6"    BR1: 13' X 12'    BR2: 12' X 12'  
 Sun Rm: 10'4" X 10'4"    Loft: 13'6" X 21'    Kitchen: 11' X 13'6"

Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,  
 Washer & Dryer  
 Direction: Main Street take Dirigo Drive, fourth house on right past the gazebo

**Additional Construction Features:**

Heated Sunroom, Deck and Porch look to the pond, Hardwood Staircase to Loft, Cable and Phone Outlets in most rooms, Sink in Utility Room

**Utility Information:**

Heat: Radiant in floor / Natural Gas                      AC: Heat Pump  
 Water: Orono/Veazie Water District                      Sewer: Orono/Veazie Water District

**Financial Information**

Taxes: \$5,755.36 / 2018                      Exemp: Homestead  
 Maint: \$837; plus \$75 for second person                      Mortg: None

Broker Participation Welcomed (3%)  
 Call Ann Homola today for a tour and to learn more about retirement living at  
 Dirigo Pines Retirement Community in Orono.  
 March 2018

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Dining Room: 9'6" X 6'6"



Kitchen 11' X 13'6"



Master Bedroom 13' X 12'



Loft 13'6" X 21'



Sunroom 10'4" X 10'4"



Back Deck

*This cottage offers convenient one-floor living, with views of the upper pond from the guest bedroom, loft, sunroom, and back deck. Radiant floor heat and heat pump ensure year-round comfort. Kitchen offers tasteful upgrades in countertop and cabinetry. Easy access to nature trails and community garden beds. Enjoy living on a quiet cul de sac, with all the conveniences of Dirigo Pines and the Town of Orono, just steps away.*