

**Dirigo Pines Retirement Community**  
**Dirigo Pines Development Company, LLC**  
 9 Alumni Drive, Orono, Maine 04473  
 Toll Free: 1-866-344-3400; Local 207-866-3400  
 Contact: Ann Homola  
 email: [ahomola@dirigopines.com](mailto:ahomola@dirigopines.com)



Address: **110 Dirigo Drive**  
**Orono, ME 04473-3466**  
 Status: Resale – Immediate Occupancy  
 Selling Price: \$295,000  
 Built: 2007  
 Square Footage: 1,959  
 Walking: Paved sidewalk, groomed paths by pond, and nature trail nearby

**General Description and Features:**

Style: "I" cottage                      Front Facing to Southeast  
 Garage: Single  
 Basement: None  
 Floors: Hardwood, vinyl and tile  
 Land: Wooded back yard  
 Living Rm: 16'X18'    DinRm: 10'X12'    BR1: 9'6"X12'6"    BR2: 12'X15'6"  
 Den: 9'6"X11'    Sunroom: 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 to the cul-de-sac

**Additional Construction Features:**

Cathedral Ceiling in Master Bedroom; Heated Sunroom, Hardwood Floors, Loft Patio, Sunroom, and master bedroom look onto backyard and wooded property beyond 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: Approx. \$6,816// 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.  
 June 2017



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**Kitchen 12' X 12' 6"**



**Sun Room 9' 6" X 12'**



**Living Room 16' X 18'**



**Den 11' X 9' 6"**



**Dining Room 10' X 12'**



**Master Bedroom 12' X 15' 6"**

*This cottage is located on a quiet cul-de-sac near the upper pond. Brick patio offers private outdoor space with wooded back yard. Move-in ready, or work with our contractor to customize.*