

**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: **110 Dirigo Drive**  
**Orono, ME 04473-3466**  
 Status: "I" cottage once rented  
 Selling Price: \$350,000  
 Built: 2007  
 Square Footage: 1,959  
 Walking: Paved sidewalk 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: Very Wooded  
 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 to the cul-de-sac

**Additional Construction Features:**

Cathedral Ceiling in Master Bedroom  
 4-Season Year-round Porch  
 Patio, Porch, and master bedroom look into the woods  
 Cable and Phone Outlets in most rooms

**Utility Information:**

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

**Financial Information**

Taxes: Approx \$4,500 / 2010                      Exemp: Homestead  
 Maint: \$611; 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.

July 2010

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