

Dirigo Pines Retirement Community
Dirigo Pines Development Company, LLC
 PO Box 810, Bangor, ME 04402
 1-866-344-3400; 866-3400
 Contact: Steve Bowler
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Address: **111 Dirigo Drive**
Orono, ME 04473-3466
 Status: Resale cottage
 Selling Price: \$357,300 (Price Reduced)
 Built: August 2006
 Square Footage: 1,679
 Walking: Paved sidewalk and nature trail nearby. Pond path in backyard.

General Description and Features:

Style: "H" cottage Front facing to north, back on the upper pond
 Garage: Single
 Basement: Yes
 Floors: Hardwood/Carpet/Vinyl
 Land: Partly Wooded / On the Upper Pond
 Living Rm: 22'6"X14'6" DinRm: 9'6"X6'6" BR1: 13'X12' BR2: 12'X12'
 Den: None Porch: 10'4"X10'4" Loft: 13'6"X21' Kitch: 11'X13'6"

Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,
 Washer & Dryer
 Direction: Main Street take Dirigo Drive to the end, house is on the right.

Additional Construction Features:

4-Season Porch, Hardwood floor in living room, hallway and bedrooms. Maple cabinets.
 Patio and Porch look into the lower pond. Loft is carpeted and overlooks the pond.
 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: Roughly \$5,200 / 2007 Exemp: Homestead
 Maint: \$548; 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.
 June 2008

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