

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: **18 Longwood Court
Orono, ME 04473-3466**
 Status: Studs, no walls
 Selling Price: \$300,000
 Built: May 2008
 Square Footage: 1,679
 Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "H" cottage Front Facing to Southwest
 Garage: Single
 Basement: Daylight
 Floors: \$6,500 allowance
 Land: Wooded / Near the Lower 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, first street on the left, 7th house on left.

Additional Construction Features:

4-Season Porch option. Kitchen allowance is \$7,000; appliance allowance is \$3,500. This has our new dining room layout. 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 \$3,669 / 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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