

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: **1 Hawthorn Court
 Orono, ME 04473-3466**
 Status: Re-sale "H" cottage
 Selling Price: \$289,000 (Price Reduced)
 Built: September 2002
 Square Footage: 1,679
 Walking: Paved sidewalk and nature trail nearby

General Description and Features:

Style: "H" cottage Front Facing to West
 Garage: Single
 Basement: On Slab
 Floors: Pergo Wood in Lvg Room and Bedrooms/Carpet in Loft and Porch/Tile in Entry, Baths, and Kitchen
 Land: Wooded / Near the Lower Pond
 Living Rm: 15'X22' DinRm: 8'X8' BR1: 12'X13' BR2: 12'X12'
 Den: None Porch: 10'6"X10'6" Loft: 21'X13' Kitch: 11'X13'6"

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

Additional Construction Features:

3-Season Porch, Loft, Maple Kitchen Cabinets, and Whirlpool Tub
 Patio and Porch look into the woods – great for bird watching
 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: \$4,620 / 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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