

**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: **3 Linden Court**  
**Orono, ME 04473-3466**  
Status: Re-sale "I" cottage  
Selling Price: \$398,000  
Built: September 2003  
Square Footage: 1,959  
Waterfront: Located on Lower Pond  
Walking: Paved sidewalk and nature trail nearby

**General Description and Features:**

Style: "I" cottage                      Front Facing to West  
Garage: Single  
Basement: Full Daylight Basement  
Floors: Carpet throughout  
Land: Wooded / On the Lower Pond  
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, second street on the right, second house on  
the right.

**Additional Construction Features:**

Cathedral Ceiling in Master Bedroom  
4-Season Year-round Porch  
Deck overlooking the lower Pond (stocked with brook trout)  
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: \$6,528 / 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.  
March 2008

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