

**Dirigo Pines Retirement Community  
Dirigo Pines Development Company, LLC**

PO Box 810, Bangor, ME 04402  
1-866-344-3400; 866-3400

Contact: Laurie Cates or Susan Habeeb  
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Address: **99 Dirigo Drive  
Orono, ME 04473-3466**  
Status: Resale  
Selling Price: \$345,000  
Built: 2008  
Square Footage: 1,679  
Waterfront: On the upper pond  
Walking: Paved sidewalk and nature trail  
Nearby

**General Description and Features:**

Style: "H" cottage Front Facing to Northwest  
Garage: Single  
Basement: None  
Floors: Carpet, ceramic tile  
Land: Partly Wooded / On the Upper Pond  
Living Rm: 22'6" X 14'6" DinRm: 9'6" X 6'6" BR1: 13' X 12' BR2: 12' X 12'  
Sun Rm: 10'4" X 10'4" Loft: 13'6" X 21' Kitchen: 11' X 13'6"

Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,  
Washer & Dryer

Direction: Main Street take Dirigo Drive, fourth house on right past the gazebo

**Additional Construction Features:**

Heated Sunroom, Deck and Porch look to the pond, Hardwood Staircase to Loft, Cable and  
Phone Outlets in most rooms, Sink in Utility Room

**Utility Information:**

Heat: Radiant in floor / Natural Gas AC: Heat Pump  
Water: Orono/Veazie Water District Sewer: Orono/Veazie Water District

**Financial Information**

Taxes: \$5,755.36 / 2018 Exemp: Homestead  
Maint: \$837; plus \$75 for second person Mortg: None

Broker Participation Welcomed (3%)

Call Laurie Cates or Susan Habeeb today for a tour and to learn more about retirement living at  
Dirigo Pines Retirement Community in Orono.

March 2018

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Dining Room: 9'6" X 6'6"



Kitchen 11' X 13'6"



Master Bedroom 13' X 12'



Loft 13'6" X 21'



Sunroom 10'4" X 10'4"



Back Deck

*This cottage offers convenient one-floor living, with views of the upper pond from the guest bedroom, loft, sunroom, and back deck. Radiant floor heat and heat pump ensure year-round comfort. Kitchen offers tasteful upgrades in countertop and cabinetry. Easy access to nature trails and community garden beds. Enjoy living on a quiet cul de sac, with all the conveniences of Dirigo Pines and the Town of Orono, just steps away.*