

Dirigo Pines Retirement Community
Dirigo Pines Development Company, LLC
 9 Alumni Drive, Orono, Maine 04473
 Toll Free: 1-866-344-3400; Local 207-866-3400
 Contact: Laurie Cates
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Address: **20 Dirigo Drive
 Orono, ME 04473-3466**
 Status: Resale
 Selling Price: \$307,000
 Built: 2002
 Square Footage: 1,689
 Walking: Paved sidewalk, lower pond, and nature trail nearby

General Description and Features:

Style: "I" cottage Front Facing to Northeast
 Garage: Single
 Basement: None
 Floors: Carpet and Vinyl
 Land: Wooded back yard
 Living Room: 16'X18" Dining Room: 10'X12' Master BR: 12'X15'6" Guest BR: 11'6"X12'6"
 Den: 9'6"X11' Heated Porch: 9' 6" X 12' Kitchen: 12'X12'6" Attic Storage: 11'X21'
 Appliances: Electric Stove, Microwave, Refrigerator, Dishwasher, Garbage Disposal,
 Washer & Dryer
 Directions: From Main Street take Dirigo Drive, first house on the left.

Additional Construction Features:

Cathedral ceiling with fan in master bedroom and awning windows to the porch for more light. Extra windows in the dining room and den. Box bay window in den. Laminate kitchen countertop with maple cabinets. Central AC. Heated Porch. Pocket doors to den. Cable and Phone Outlets in most rooms. Security System.

Utility Information:

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

Financial Information

Monthly Maintenance & Replacement Reserve: \$662.00; plus \$75 for second person
 Taxes: \$6,879.60/2019 Exemp: Homestead

Call Laurie Cates today for a tour and to learn more about retirement living at
 Dirigo Pines Retirement Community in Orono.
 February 2019



DIRIGO PINES
 A GRACE MGMT COMMUNITY

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Living Room 16'X18'



Kitchen 12'X12'6''



Den 9'6''X11'



Heated Porch 9'6''X12'



Master Bedroom 12'X15'6''



Guest Bedroom 9'6''X12'6''

This cottage offers convenient one-floor living, a charming heated porch, and private patio among lush perennial beds. Thoughtful extras include cathedral ceiling in master bedroom and additional windows for more natural light. Ready to move-in or work with our contractor to customize.