

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

9 Alumni Dr. Orono, ME 04473

1-866-344-3400; 866-3400

Contact: Laurie Cates or Susan Habeeb

email: lcates@dirigopines or shabeeb@dirigopines.com



Address: **99 Dirigo Drive
Orono, ME 04473-3466**
Status: Resale
Selling Price: \$310,000
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: \$5,380.02 / 2019 Exemp: Homestead
Maint: \$662.00; \$189.00 Reserve plus \$75 for second person Mortg: None

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

June 2019

**F
O
R

S
A
L
E**



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.