

**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: Sales Team

Email: [info@dirigopines.com](mailto:info@dirigopines.com)



Address: **110 Dirigo Drive**  
**Orono, ME 04473-3466**  
Status: Resale – Immediate Occupancy  
Selling Price: \$320,000.00  
Built: 2007  
Square Footage: 1,959  
Walking: Paved sidewalk, groomed paths by pond, and nature trail nearby

**General Description and Features:**

Style: "I" cottage                      Front Facing to Southeast  
Garage: Single  
Basement: None  
Floors: Hardwood, vinyl and tile  
Land: Wooded back yard  
Living Rm: 16'X18'    DinRm: 10'X12'    BR1: 9'6"X12'6"    BR2: 12'X15'6"  
Den: 9'6"X11'    Sunroom: 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 to the cul-de-sac

**Additional Construction Features:**

Cathedral Ceiling in Master Bedroom; Heated Sunroom, Hardwood Floors, Loft  
Patio, Sunroom, and master bedroom look onto backyard and wooded property beyond  
Cable and Phone Outlets in most rooms

**Utility Information:**

Heat: Radiant in floor / Natural Gas                      AC: None  
Water: Orono/Veazie Water District                      Sewer: Orono Sewer District

**Financial Information**

Monthly Maintenance & Replacement Reserve: \$851; plus \$75 for second person  
FY 2019    Approx. \$7,403.40                      Exemp: Homestead  
(Fee covers homeowners' insurance, cable TV, internet, lawn & garden, snow plowing, maintenance inside and outside, and future repairs and replacements needed in the cottage.)

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

March 2019

**M  
O  
V  
E  
  
I  
N  
  
R  
E  
A  
D  
Y**



**Kitchen 12' X 12' 6"**



**Sun Room 9' 6" X 12'**



**Living Room 16' X 18'**



**Den 11' X 9' 6"**



**Dining Room 10' X 12'**



**Master Bedroom 12' X 15' 6"**

*This cottage is located on a quiet cul-de-sac near the upper pond. Brick patio offers private outdoor space with wooded back yard. Move-in ready, or work with our contractor to customize.*