

Dirigo Pines Retirement Community
Dirigo Pines Development Company, LLC

9 Alumni Drive, Orono, Maine 04473

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Contact: Sales Team

Email: info@dirirgopines.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

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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.