



## Neighborhood Report



**Serene Knell, BROKER, REALTOR®**

**Simply Sell Now**

**119 Drum Hill Rd Suite 343**

**Chelmsford, MA 01824**

**Office: 978.726.0261**

**Fax: 978.236.7257**

**email: [serene@simplysellnow.com](mailto:serene@simplysellnow.com)**

**Web: [www.simplysellnow.com](http://www.simplysellnow.com)**



# Personal and Professional Information



## Serene Knell

### Affiliation

Simply Sell Now  
119 Drum Hill Rd Suite 343  
Chelmsford, MA 01824  
Office: 978.726.0261  
Fax: 978.236.7257



### Experience

Century 21 Commonwealth  
Century 21 Heritage  
Century 21 DeAnn Group  
Boston Globe (Marketing Division)  
DGA (Sr. Operation Mgr/Marketing Firm)  
Radio City Music Hall (Production)  
Apollo Theatre (Production/Staging)  
CBS (Television Production/Line Producer)  
Meadowlands Arena (Stage Manager)  
Serene Hands (Neuromuscular Sports Massage Therapist)

### Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

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# Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





## BROOKLINE, NH





## Neighborhood Facts

# BROOKLINE

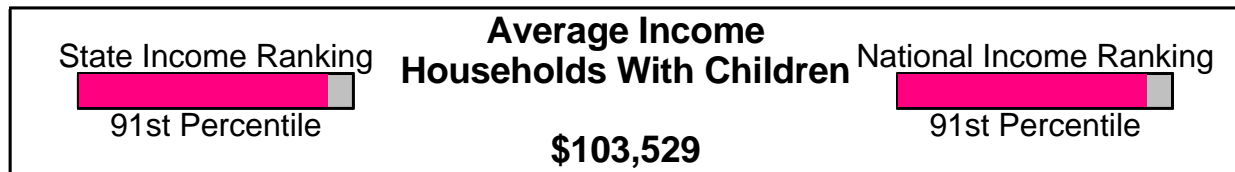
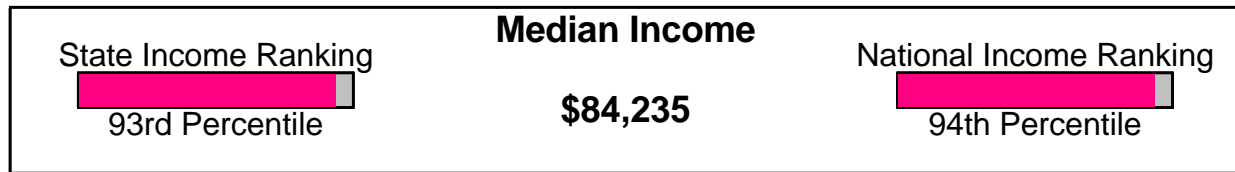
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# Neighborhood Facts

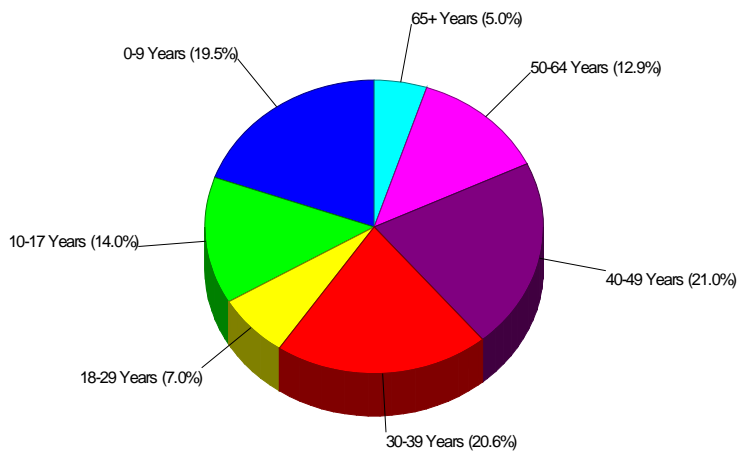


## Income For Neighborhood Within Town of Brookline



## Age Breakdown For Neighborhood Within Town of Brookline

Average Age = 35.6 Years



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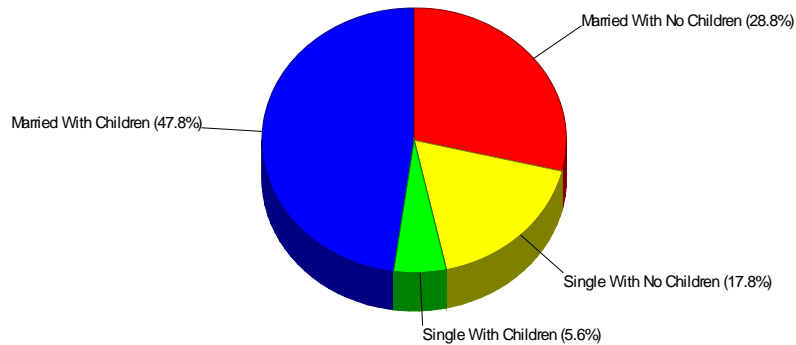


# Neighborhood Facts



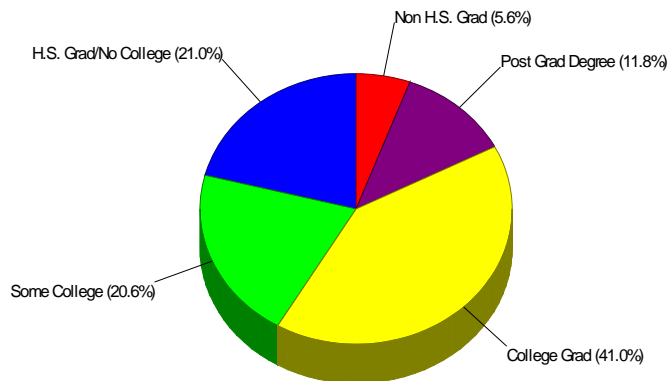
## Household Characteristics For Neighborhood Within Town of Brookline

**76.6% Married**  
**53.4% With Children**



## Adult Education Level For Neighborhood Within Town of Brookline

**94.4% High School Graduates**  
**52.8% College Graduates**



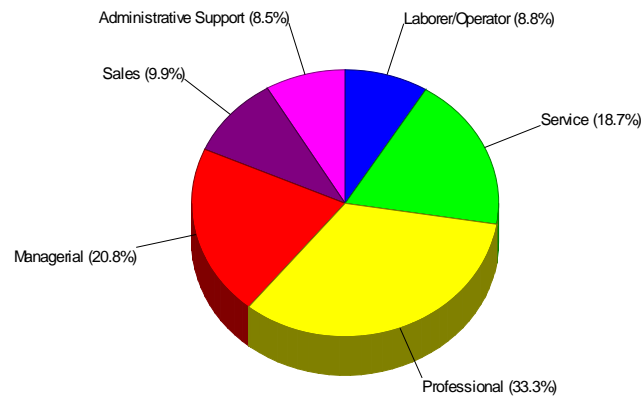
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# Neighborhood Facts



## Employment For Neighborhood Within Town of Brookline Average Travel Time To Work = 35.1 Minutes



### Occupation







## **Area Facts**

# **BROOKLINE**

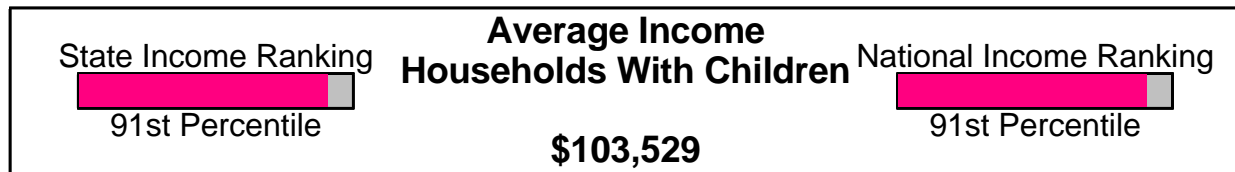
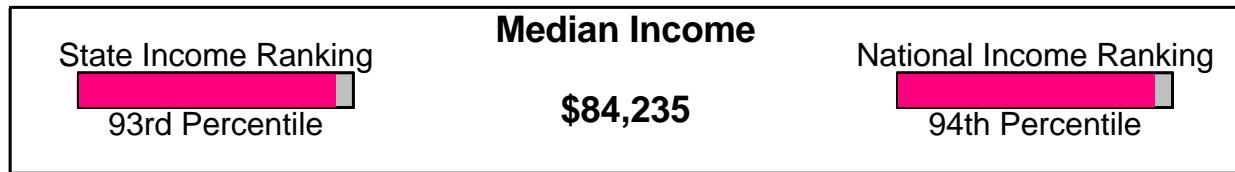
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# Area Facts

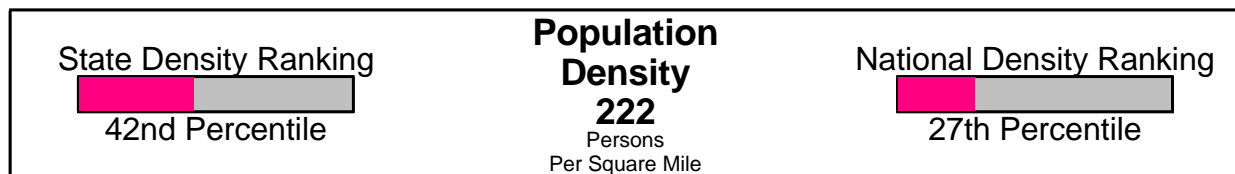


## Income For Town of Brookline



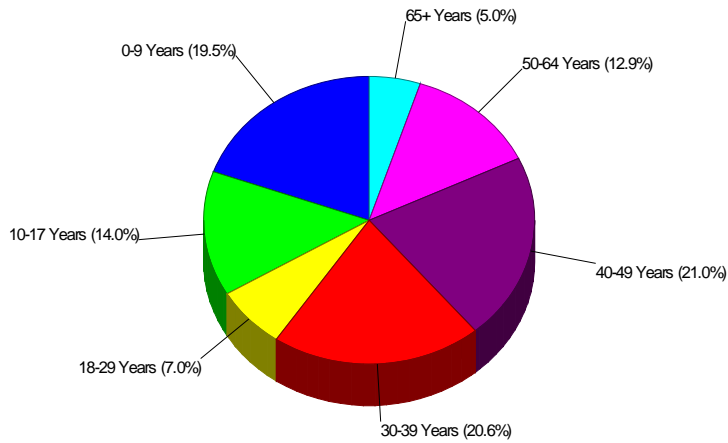
## Population For Town of Brookline

**Population = 4,394**  
**Land Area = 19.8 Square Miles**



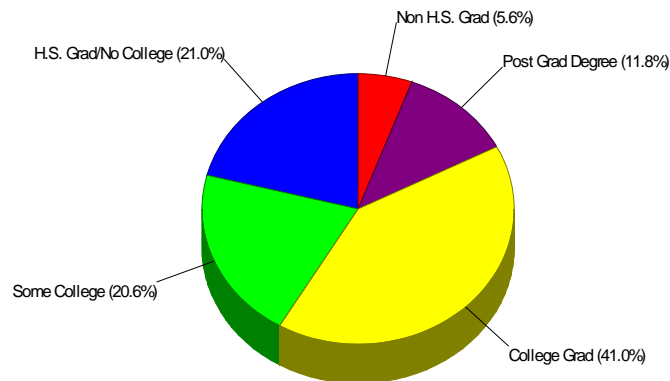


## Age Breakdown For Town of Brookline Average Age = 35.6 Years



## Adult Education Level For Town of Brookline

**94.4% High School Graduates**  
**52.8% College Graduates**

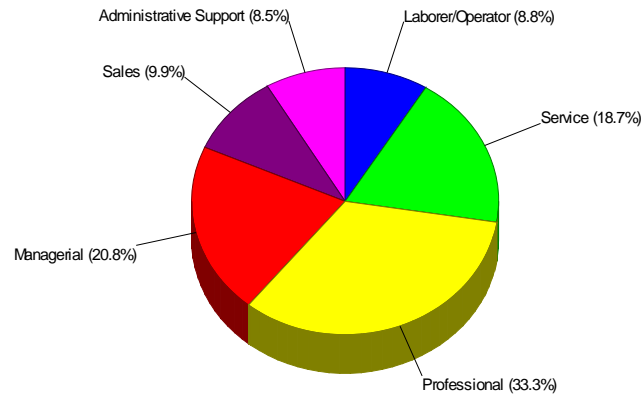


# Area Facts



## Employment For Town of Brookline

Average Travel Time To Work = 35.1 Minutes



Occupation





## **School Information**

# **BROOKLINE**

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# School Information



## General Facts FOR BROOKLINE SCHOOL DISTRICT

BROOKLINE SCHOOL DISTRICT

4 LUND LANE

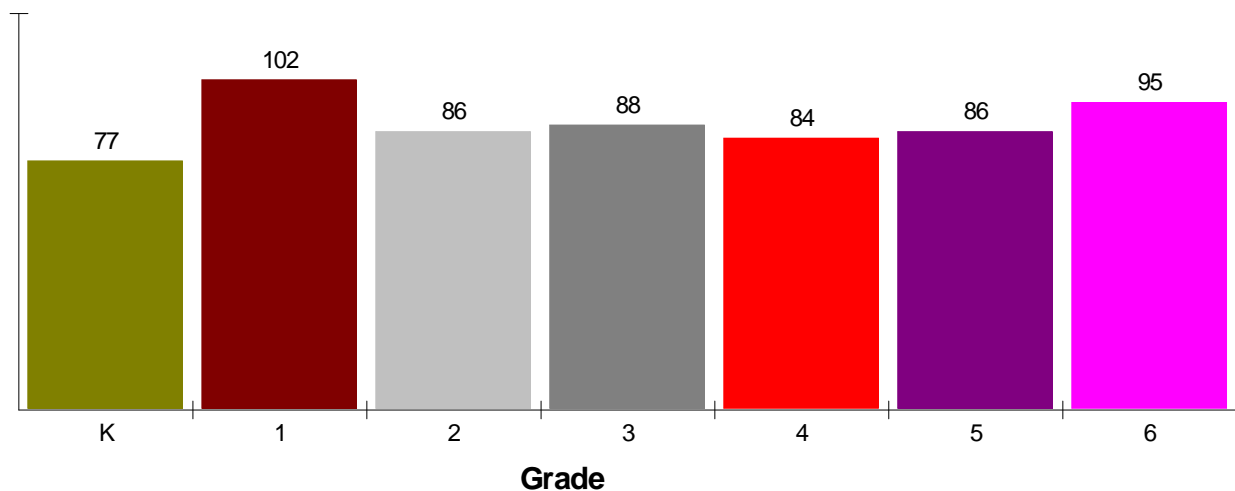
HOLLIS, NH 03049

(603)465-7118

|                                   |                                |
|-----------------------------------|--------------------------------|
| Type:                             | Union Component Local District |
| Grade Range:                      | K - 6                          |
| Schools:                          | 2                              |
| Teacher:                          | 40                             |
| Students:                         | 618                            |
| Student/Teacher Ratio:            | 15.5 To 1                      |
| Student/Librarian Ratio:          | 561.8 To 1                     |
| Secondary Student/Guidance Ratio: | Not Available                  |

## Student Enrollment By Grade FOR BROOKLINE SCHOOL DISTRICT

Total Enrollment = 618



National Enrollment Ranking: 10,528 of 15,679 (32nd Percentile)

State Enrollment Ranking: 102 of 167 (39th Percentile)

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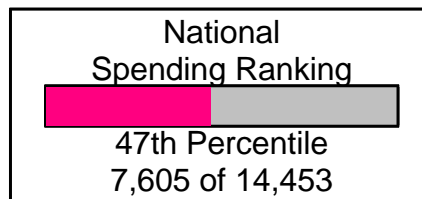
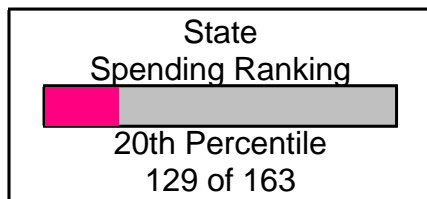
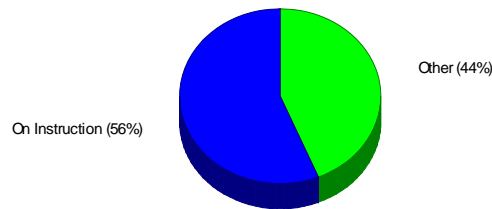


## High School Statistics FOR BROOKLINE SCHOOL DISTRICT

Information Not Available For This Area

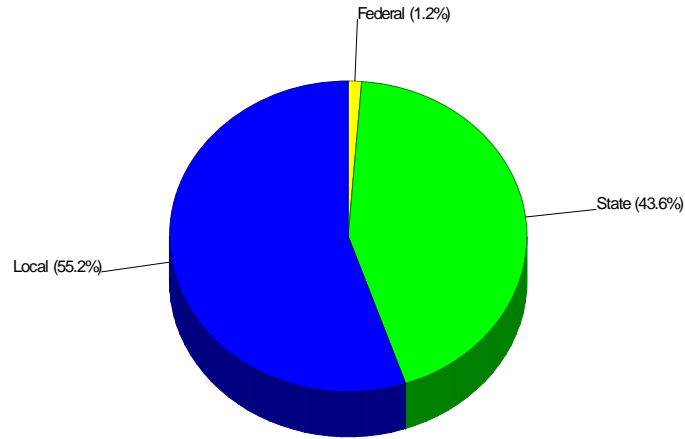
## School Expenditures FOR BROOKLINE SCHOOL DISTRICT

Expenditures Per Student  
\$8,177





## School Funding FOR BROOKLINE SCHOOL DISTRICT





# School Information



## Public Schools for District

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**RICHARD MAGHAKIAN MEMORIAL SCHOOL**  
MILFORD ST PO BOX 68, BROOKLINE, NH 03033

**Phone:** (603)673-4640  
**Grades:** K - 4

**Distance from Subject:** 1.7 Miles  
**Student/Teacher Ratio:** 15.5 to 1  
**Mascot:** Tigers

**School Type:** Regular  
**Students/Teachers:** 419/27  
**School Colors :** Red & Black

---

**CAPTAIN SAMUEL DOUGLAS ACADEMY**  
22 TOWNSEND HILL RD, BROOKLINE, NH 03033

**Phone:** (603)673-0122  
**Grades:** 5 - 6

**Distance from Subject:** 2.0 Miles  
**Student/Teacher Ratio:** 12.1 to 1

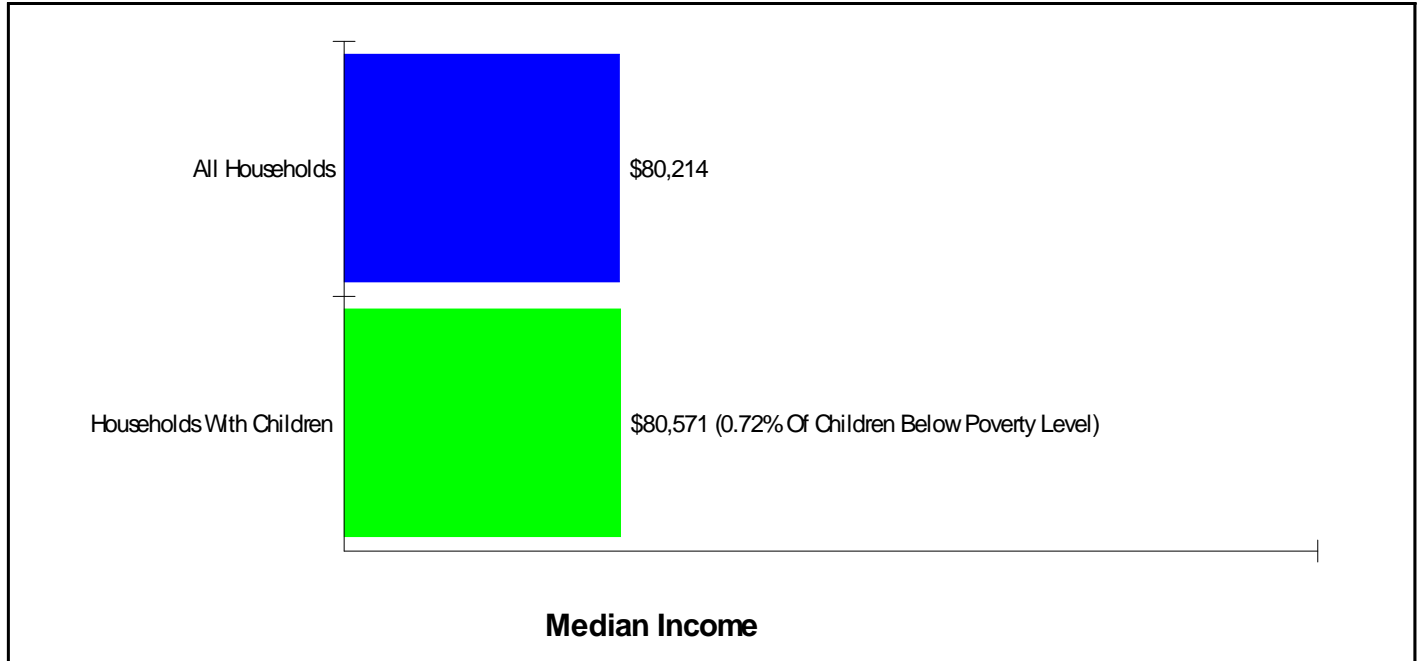
**School Type:** Regular  
**Students/Teachers:** 157/13  
**School Colors :** Hunter Green & Yellow



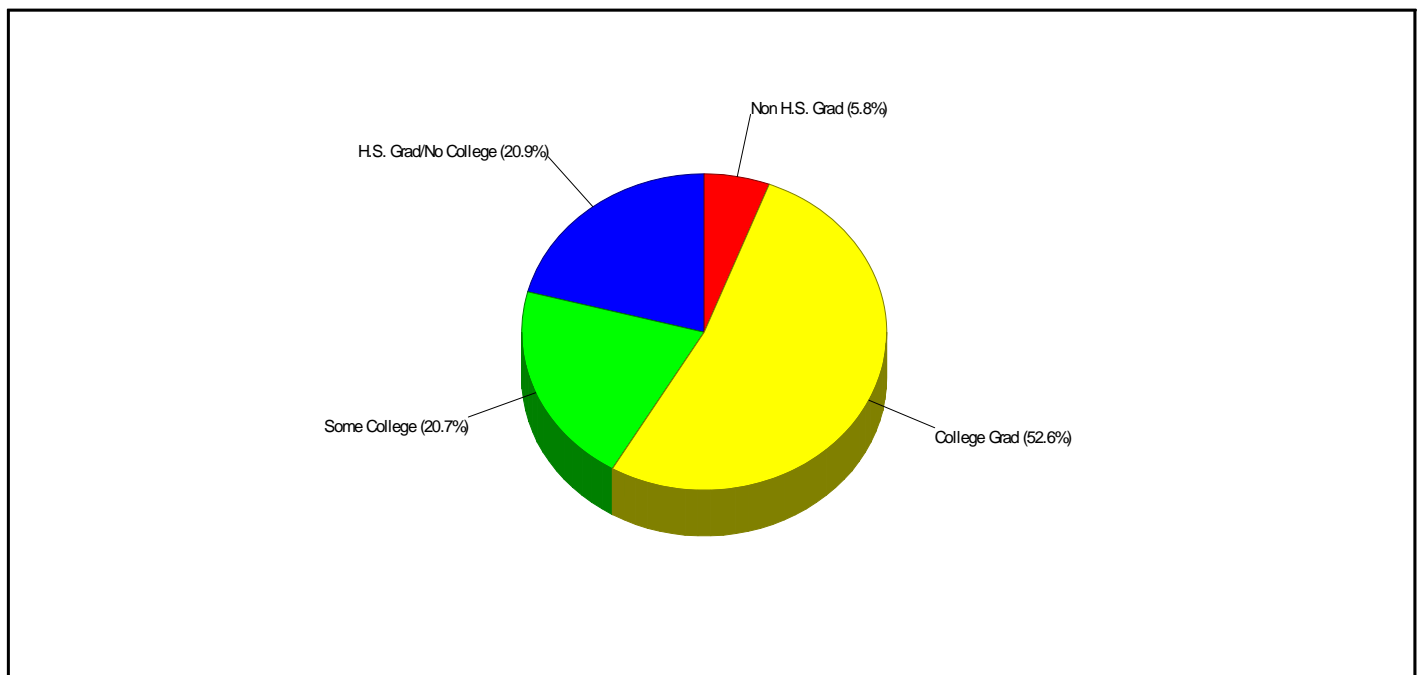
# School Information



## Income FOR BROOKLINE SCHOOL DISTRICT



## Parent Education Level FOR BROOKLINE SCHOOL DISTRICT



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# School Information



## Private Schools

Private School Enrollment= 18.4% within School District

### BROOKLINE EARLY LEARNING CENTER

**Phone:** (603)672-0049

**Grades:** PK - K

**Distance from Subject:** 0.4 Miles

**Affiliation:** Nonsectarian

**Students:** 28

**Enrollment By Grade:** PK-15 K-13

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 13.0 to 1

### HOLLIS ACADEMY FOR CHILDREN

**Phone:** (603)465-7005

**Grades:** PK - K

HOLLIS, NH 03049

**Distance from Subject:** 2.0 Miles

**Affiliation:** Nonsectarian

**Students:** 56

**Enrollment By Grade:** PK-38 K-18

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 6.9 to 1

### MAPLEDENE ELEMENTARY

**Phone:** (978)433-5695

**Grades:** K - 6

83 HOLLIS ST., PEPPERELL, MA 01463

**Distance from Subject:** 5.4 Miles

**Affiliation:** Nonsectarian

**Students:** 41

**Enrollment By Grade:** K-13 1-7 2-7 3-6 4-4 5-2 6-2

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 9.3 to 1

### YOUNG CHILDS CREATIVE WORKSHOP

**Phone:** (603)673-4641

**Grades:** PK - K

33 VALLEY ROAD, MASON, NH 03048

**Distance from Subject:** 5.6 Miles

**Affiliation:** Nonsectarian

**Students:** 15

**Enrollment By Grade:** PK-2 K-13

**School Type:** Early Childhood

**Gender:** Coed

**Student/Teacher Ratio:** 13.0 to 1

### RAINBOW PRESCHOOL - CHILD CARE

**Phone:** (978)597-6577

**Grades:** PK - K

**Distance from Subject:** 5.8 Miles

**Affiliation:** Nonsectarian

**Students:** 140

**Enrollment By Grade:** PK-130 K-10

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 0.5 to 1

# School Information



## Private Schools

Private School Enrollment= 18.4% within School District

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### LITTLE ARROWS EARLY LEARN CENTER

365 SOUTH STREET, MILFORD, NH 03055

Distance from Subject: 5.8 Miles

Affiliation: Christian

Students: 53

Enrollment By Grade: PK-42 K-11

Phone: (603)673-7975

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.0 to 1

---

### CHILDRENS CHOICE EARLY LRNING

Distance from Subject: 5.9 Miles

Affiliation: Nonsectarian

Students: 28

Enrollment By Grade: PK-16 K-12

Phone: (603)672-5447

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

---

### SONSHINE INN KDG. & PRESCHOOL

134 HOLLIS ROAD, AMHERST, NH 03031

Distance from Subject: 6.0 Miles

Affiliation: Christian

Students: 113

Enrollment By Grade: PK-73 K-40

Phone: (603)672-1541

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 30.8 to 1

---

### TUMBLEWEEDS CHILD CARE

1178 COLBURN, MILFORD, NH 03055

Distance from Subject: 6.4 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: PK-30 K-5

Phone: (603)654-5390

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.0 to 1

---

### KIDS' INN OF AMHERST

AMHERST, NH 03031

Distance from Subject: 6.5 Miles

Affiliation: Nonsectarian

Students: 65

Enrollment By Grade: PK-50 K-15

Phone: (603)672-1199

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 4.8 to 1





## **Housing Information**

# **BROOKLINE**

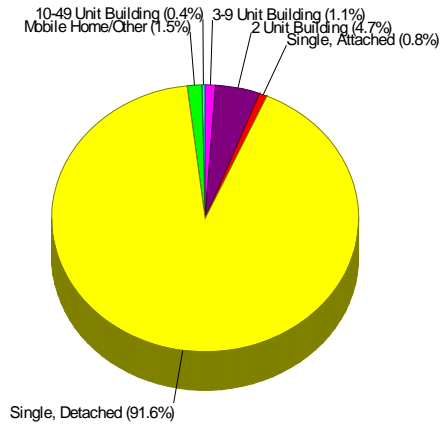
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## Housing Characteristics For Neighborhood Within Town of Brookline

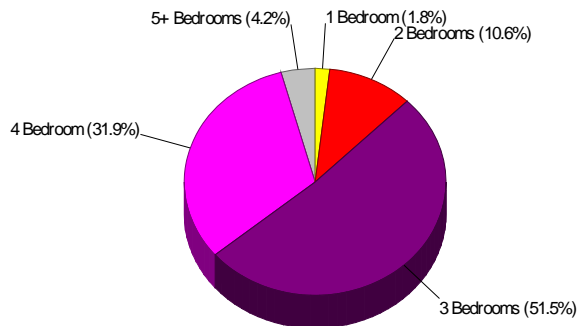
**Average Age of Housing 17 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Brookline

**Owner Occupied Households = 91.9%**  
**Median Housing Value = \$289,152**  
**Median Number of Bedrooms = 3**



**Home Size Breakdown**



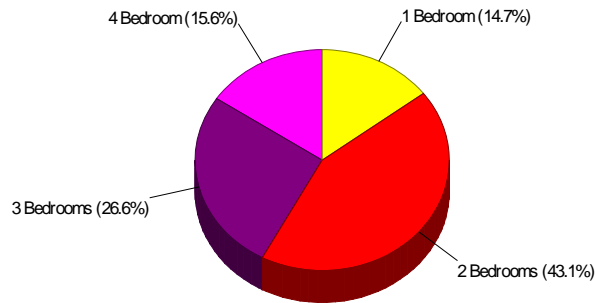
# Housing Information



## Rental

### For Neighborhood Within Town of Brookline

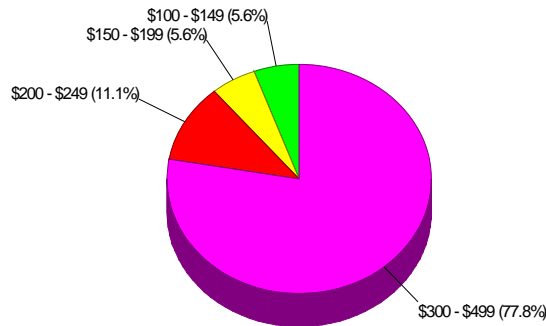
**Renter Occupied Households = 8.1%**  
**Median Monthly Rent = \$1,047**  
**Median Number of Bedrooms = 2**



Home Size Breakdown

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$348,500**  
**Average Price = \$329,500**



Dollars In Thousands  
Homes Sold In Past Year





## **Crime Information**

# **BROOKLINE**

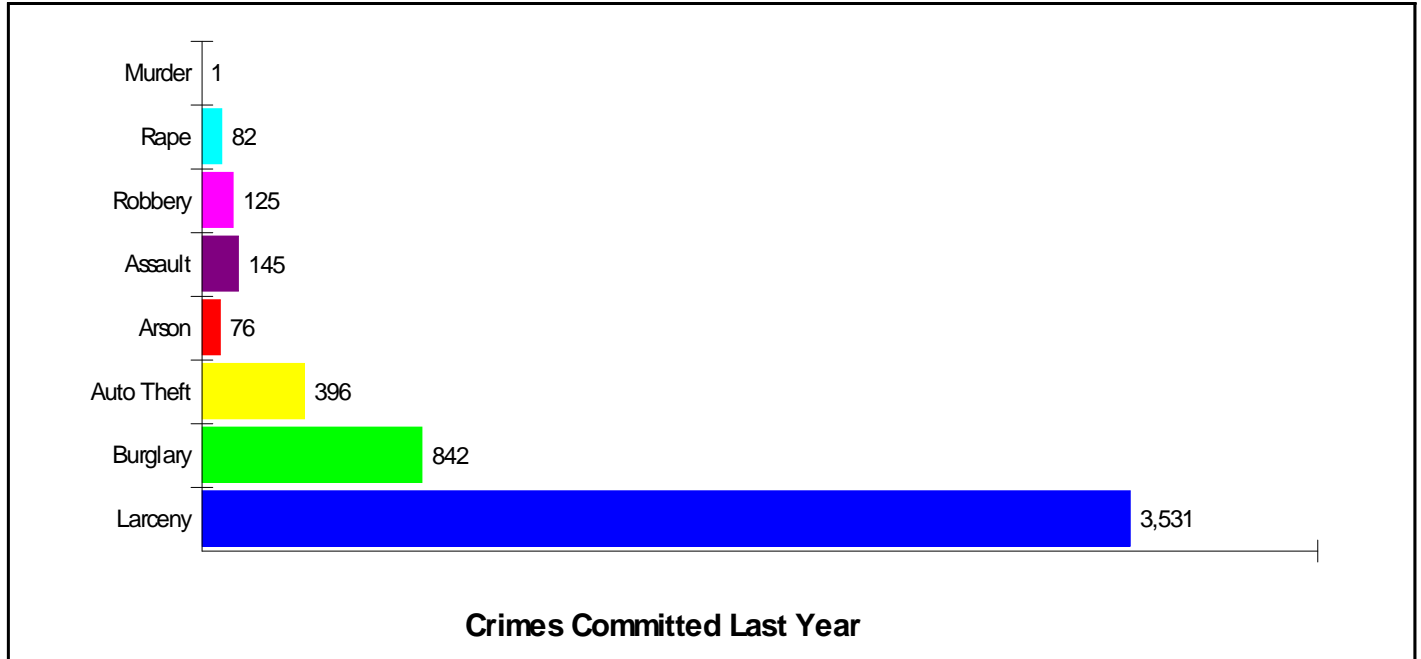
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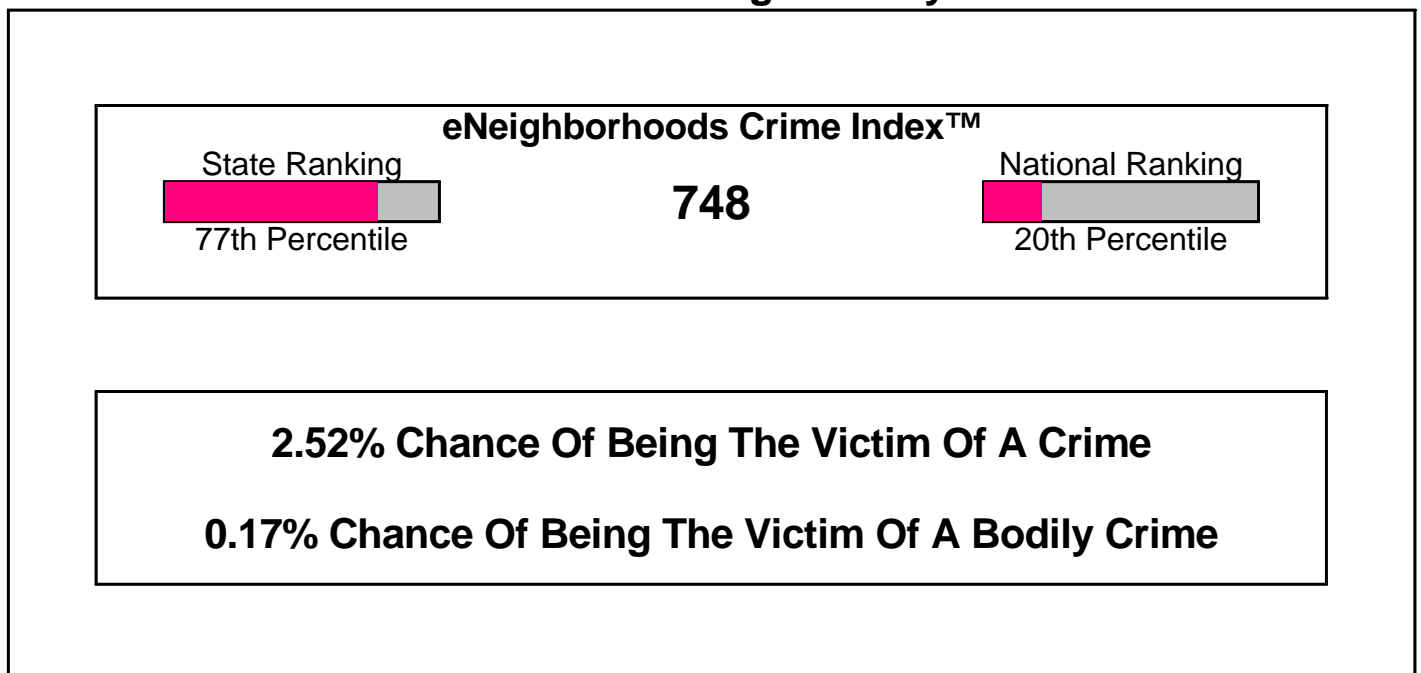




## Crime Incidents For Hillsborough County



## Crime Index For Hillsborough County





## **Climate Information**

# **BROOKLINE**

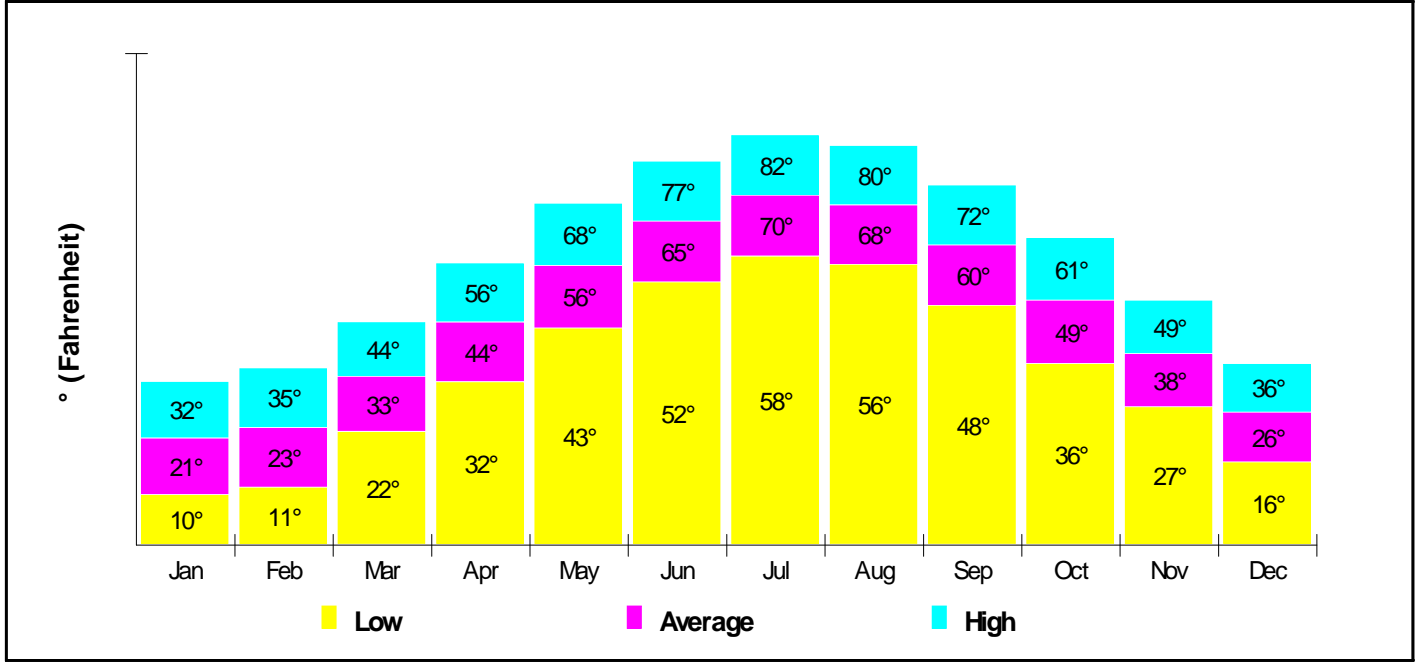
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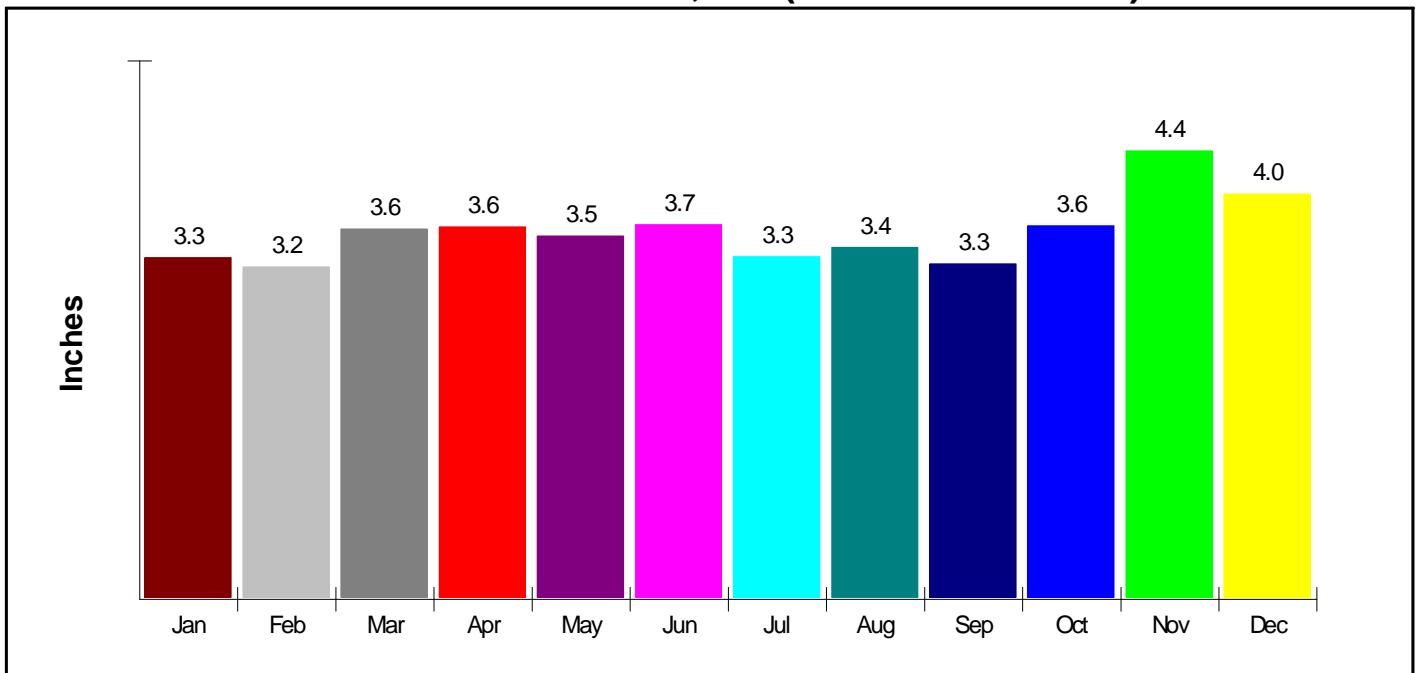
# Climate Information



## Temperature Measured at NASHUA, NH (elevation = 130ft. )



## Average Precipitation Measured at NASHUA, NH (elevation = 130ft. )



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## **Houses of Worship**

# **BROOKLINE**

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# Houses of Worship



## Houses of Worship

|   |   |
|---|---|
| <b>CHURCH OF CHRIST</b><br>MAIN, BROOKLINE, NH 03033<br><b>Denomination:</b> Churches of Christ                                 | <b>Phone:</b> (603)673-7511<br><b>Distance from Subject:</b> 1.40 miles |
| <b>CONGREGATIONAL CHURCH OF HOLLIS</b><br>MONUMENT SQ, HOLLIS, NH 03049<br><b>Denomination:</b> Churches of Christ              | <b>Phone:</b> (603)465-7797<br><b>Distance from Subject:</b> 3.60 miles |
| <b>FIRST WESLEYAN CHURCH</b><br>11 S MERRIMACK RD, HOLLIS, NH 03049<br><b>Denomination:</b> Churches, Denomination Unknown      | <b>Phone:</b> (603)465-2558<br><b>Distance from Subject:</b> 4.10 miles |
| <b>FAITH BAPTIST CHURCH OF HOLLIS</b><br>43 WHEELER RD, HOLLIS, NH 03049<br><b>Denomination:</b> Baptist Churches               | <b>Phone:</b> (603)465-7764<br><b>Distance from Subject:</b> 4.20 miles |
| <b>UNITED METHODIST CHURCH</b><br>CHAPEL HL, PEPPERELL, MA 01463<br><b>Denomination:</b> Methodist Churches                     | <b>Phone:</b> (978)433-6892<br><b>Distance from Subject:</b> 5.20 miles |
| <b>COMMUNITY CHURCH SOC</b><br>TOWNSEND RD, PEPPERELL, MA 01463<br><b>Denomination:</b> Community Churches                      | <b>Phone:</b> (978)433-2055<br><b>Distance from Subject:</b> 5.20 miles |
| <b>TOWNSEND CONGREGATIONAL CHURCH</b><br>7 BROOKLINE ST, TOWNSEND, MA 01469<br><b>Denomination:</b> Churches of Christ          | <b>Phone:</b> (978)597-8925<br><b>Distance from Subject:</b> 5.20 miles |
| <b>GRACE GREATER COMMUNITY CHURCH</b><br>354 MAIN ST, TOWNSEND, MA 01469<br><b>Denomination:</b> Churches, Inter-Denominational | <b>Phone:</b> (978)597-3309<br><b>Distance from Subject:</b> 5.30 miles |
| <b>PEPPERELL CHRISTIAN FELLOWSHIP</b><br>17 MAIN ST, PEPPERELL, MA 01463<br><b>Denomination:</b> Churches, Denomination Unknown | <b>Phone:</b> (978)433-9948<br><b>Distance from Subject:</b> 5.70 miles |
| <b>FIRST BAPTIST CHURCH</b><br>465 MAIN ST, W TOWNSEND, MA 01474<br><b>Denomination:</b> Baptist Churches                       | <b>Phone:</b> (978)597-2641<br><b>Distance from Subject:</b> 5.70 miles |



# Houses of Worship



## Houses of Worship

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**HISTORICAL SOCIETY HARBOR CHR**

80 MAIN ST, TOWNSEND, MA 01469

**Denomination:** Churches, Denomination Unknown**Phone:** (978)597-5215**Distance from Subject:** 5.70 miles

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**KINGDOM HALL JEHOVAH'S WITNESS**

282 BROAD ST, HOLLIS, NH 03049

**Denomination:** Churches, Denomination Unknown**Phone:** (603)880-3115**Distance from Subject:** 5.80 miles

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**GRACE BAPTIST CHURCH**

26 HOLLIS ST, PEPPERELL, MA 01463

**Denomination:** Baptist Churches**Phone:** (978)433-2098**Distance from Subject:** 5.90 miles

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**CHURCH OF THE HOLY SPIRIT**

1 TUCKER ST, PEPPERELL, MA 01463

**Denomination:** Episcopal Churches**Phone:** (978)433-5070**Distance from Subject:** 5.90 miles

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**SONSHINE INN PRESCHOOL KDG TN**

134 HOLLIS RD, AMHERST, NH 03031

**Denomination:** Churches, Non-Denominational**Phone:** (603)672-1541**Distance from Subject:** 6.00 miles



## County Facts

# BROOKLINE

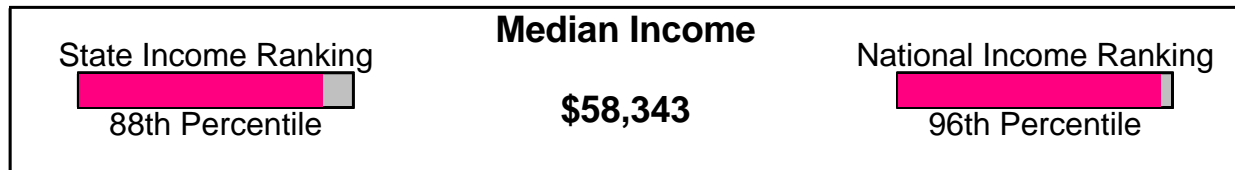
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# County Facts

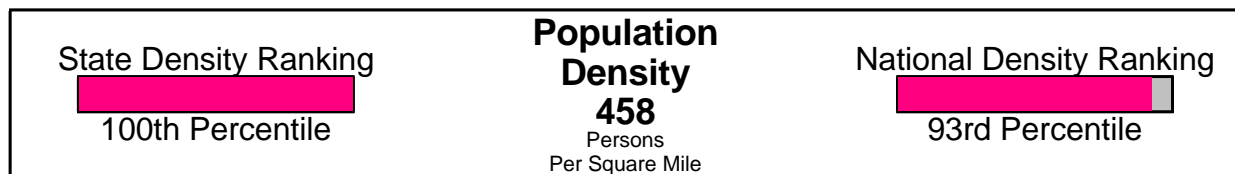


## Income For Hillsborough County



## Population For Hillsborough County

**Population = 401,291**  
**Land Area = 876.4 Square Miles**

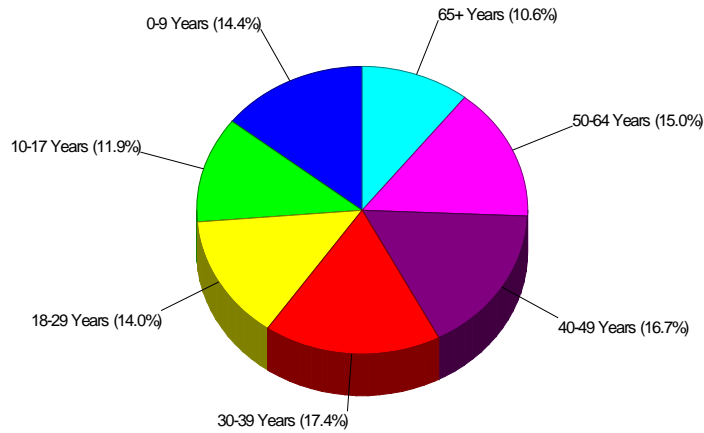




# County Facts

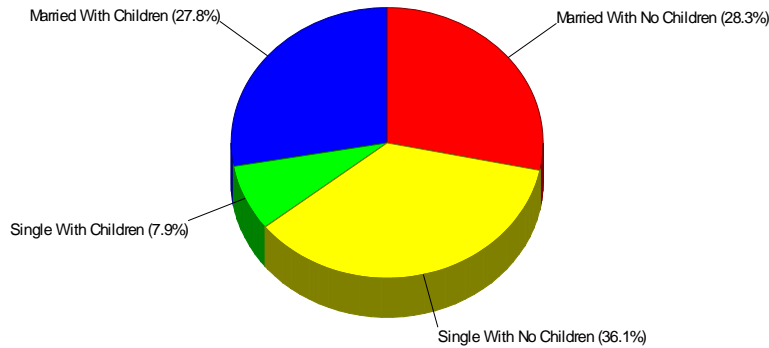


## Age Breakdown For Hillsborough County Average Age = 36.0 Years



## Household Characteristics For Hillsborough County

**56.0% Married**  
**35.7% With Children**



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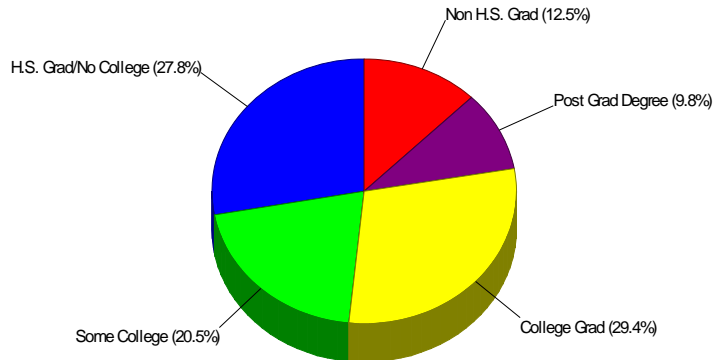


# County Facts



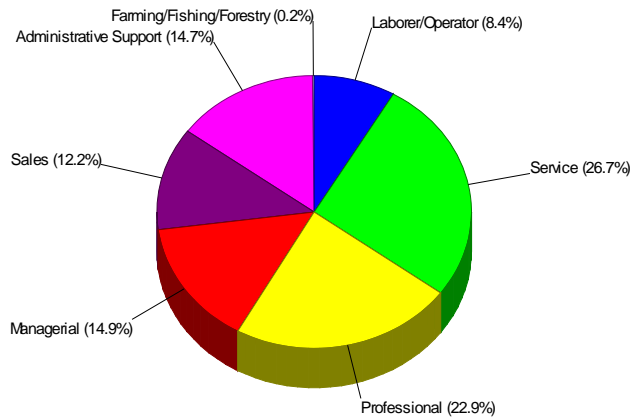
## Adult Education Level For Hillsborough County

**87.5% High School Graduates  
39.2% College Graduates**



## Employment For Hillsborough County

**Average Travel Time To Work = 27.8 Minutes**



**Occupation**

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## State Facts

# BROOKLINE

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# State Facts



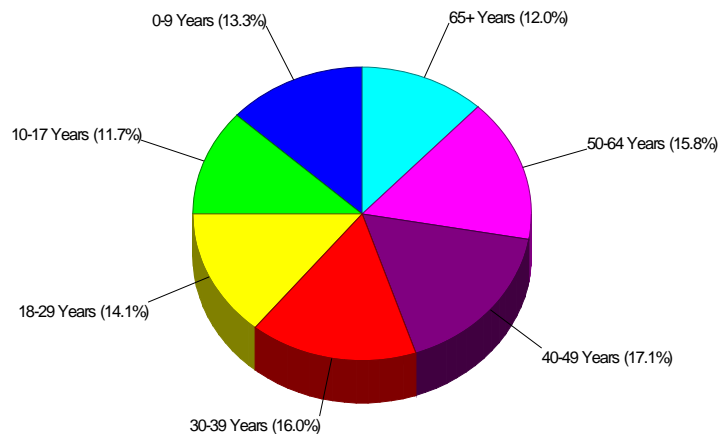
## General Facts For New Hampshire



|                      |                                    |
|----------------------|------------------------------------|
| Median Income:       | <b>\$52,409</b>                    |
| Income (W/Children): | <b>\$73,308</b>                    |
| Population:          | <b>1,309,940</b>                   |
| Land Area:           | <b>8,968</b> Square Miles          |
| Population Density:  | <b>146</b> Persons Per Square Mile |
| Nickname:            | <b>Granite State</b>               |
| Capital:             | <b>Concord</b>                     |
| Date of Statehood:   | <b>June 21, 1788</b>               |
| State Bird:          | <b>Purple Finch</b>                |
| State Flower:        | <b>Purple Lilac</b>                |
| State Tree:          | <b>White Birch</b>                 |

## Age Breakdown For New Hampshire

**Average Age = 37.1 Years**



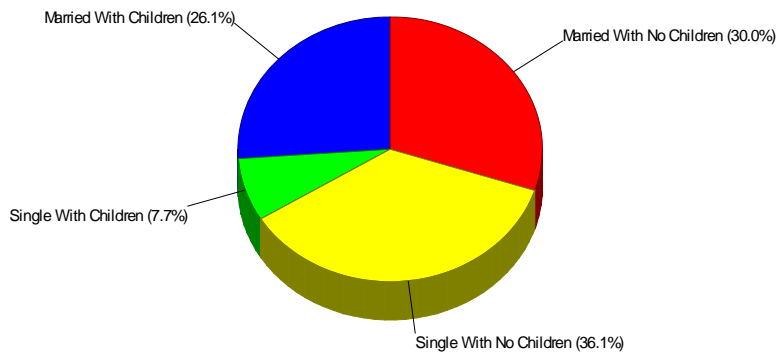
Prepared by Serene Knell, BROKER, REALTOR®





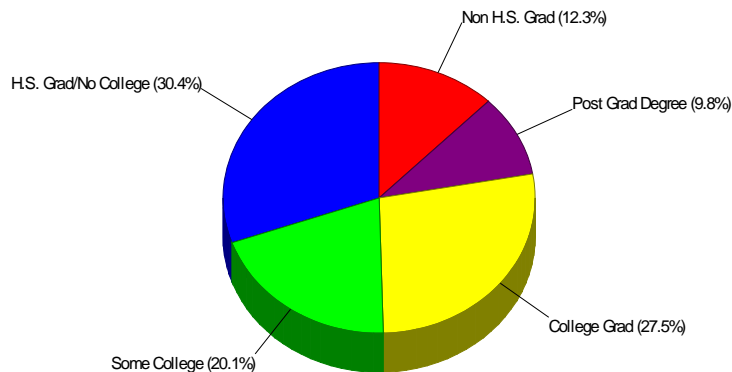
## Household Characteristics For New Hampshire

**56.2% Married**  
**33.8% With Children**



## Adult Education Level For New Hampshire

**87.7% High School Graduates**  
**37.3% College Graduates**

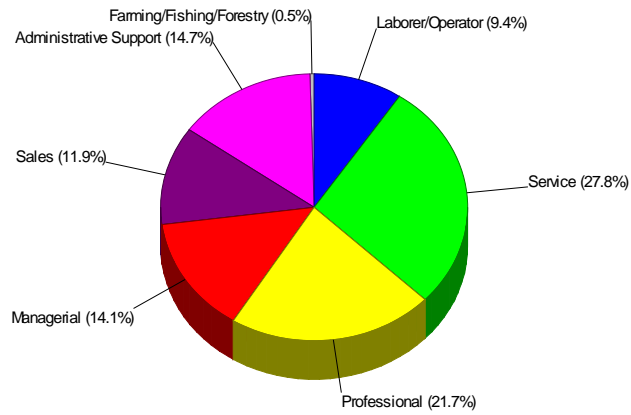


# State Facts



## Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation

