



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

Web: 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

Prepared by Serene Knell, BROKER, REALTOR®



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.

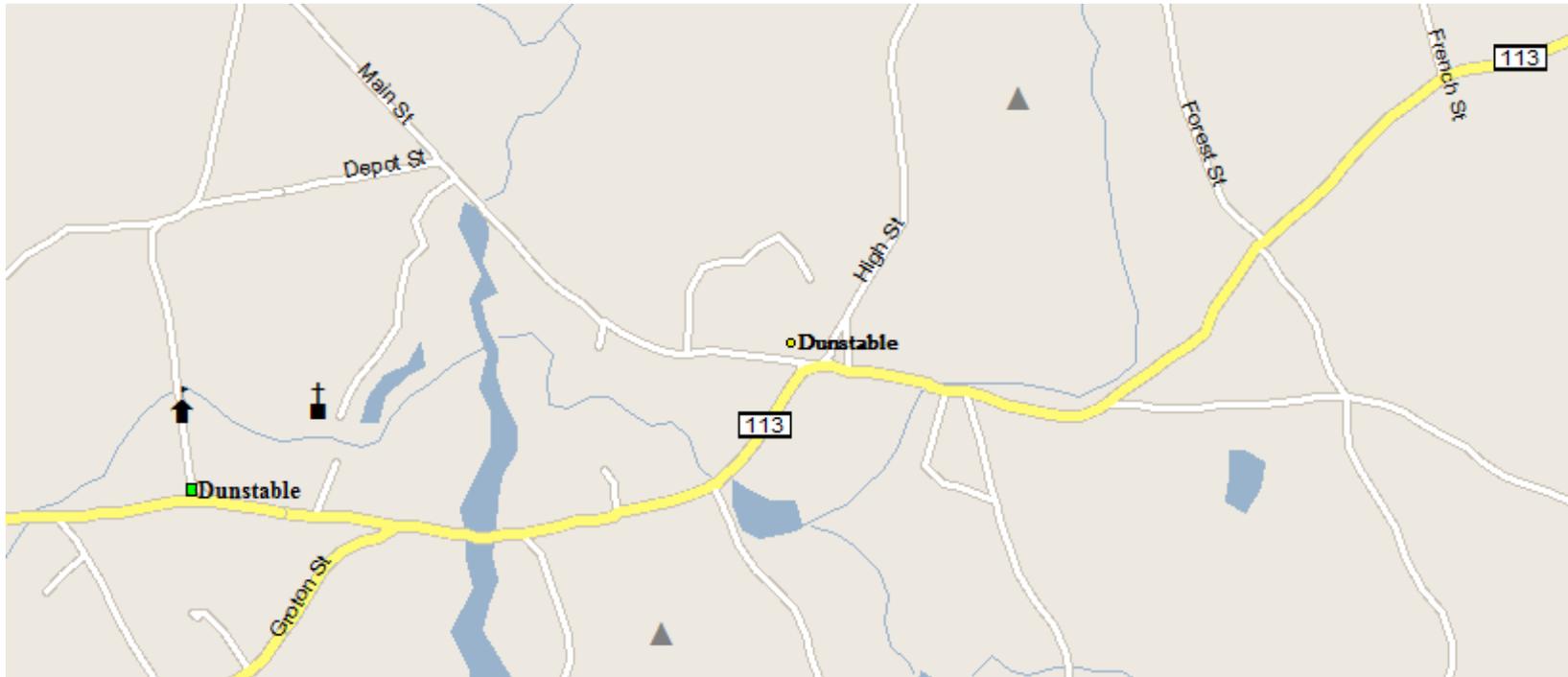
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the 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!





DUNSTABLE, MA





Neighborhood Facts

DUNSTABLE

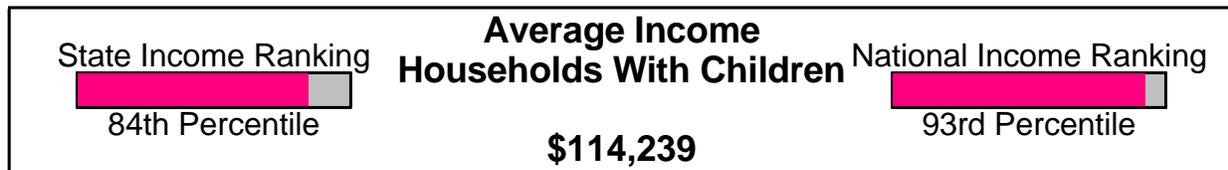
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Neighborhood Facts

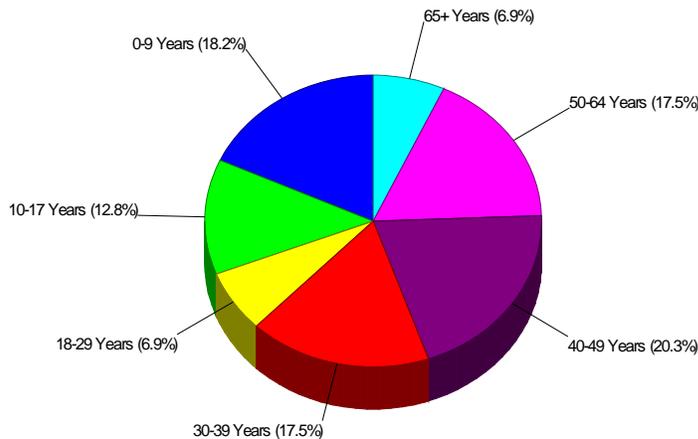


Income For Neighborhood Within Town of Dunstable



Age Breakdown For Neighborhood Within Town of Dunstable

Average Age = 37.4 Years



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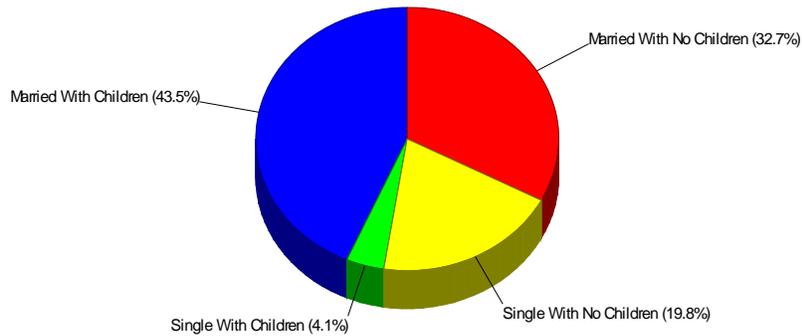


Neighborhood Facts



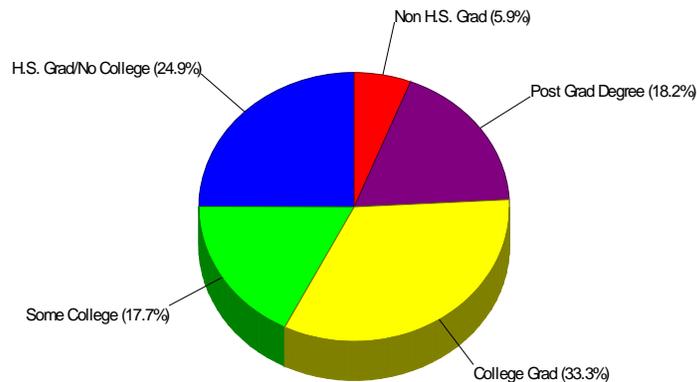
Household Characteristics For Neighborhood Within Town of Dunstable

76.2% Married
47.5% With Children



Adult Education Level For Neighborhood Within Town of Dunstable

94.1% High School Graduates
51.5% College Graduates



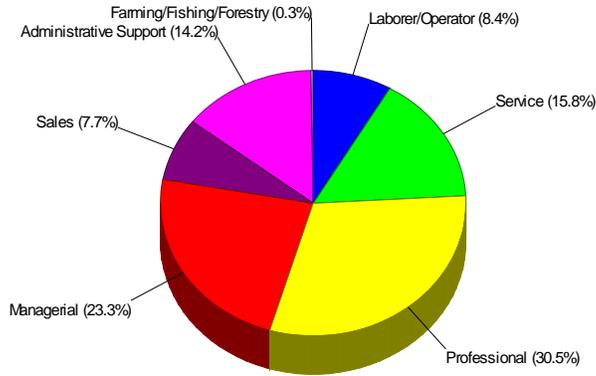
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Neighborhood Facts



Employment For Neighborhood Within Town of Dunstable Average Travel Time To Work = 35.8 Minutes



Occupation





Area Facts

DUNSTABLE

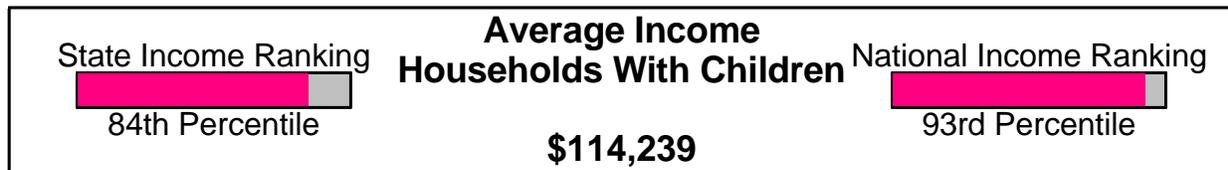
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Area Facts

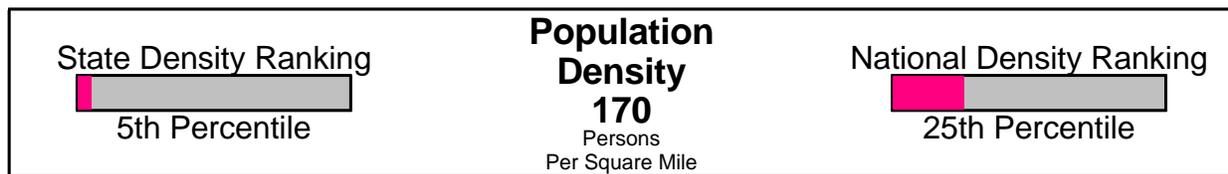


Income For Town of Dunstable



Population For Town of Dunstable

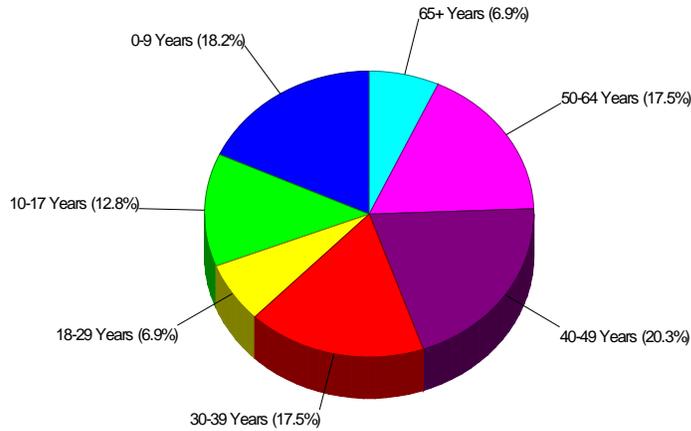
Population = 2,816
Land Area = 16.5 Square Miles



Area Facts

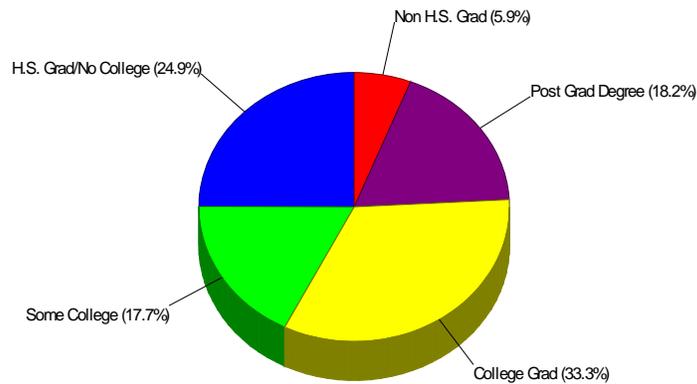


Age Breakdown For Town of Dunstable Average Age = 37.4 Years



Adult Education Level For Town of Dunstable

94.1% High School Graduates
51.5% College Graduates



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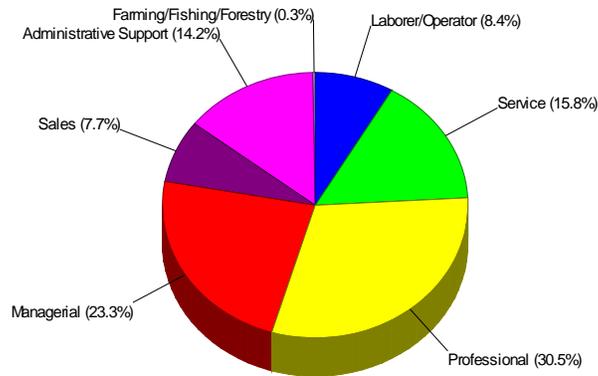


Area Facts



Employment For Town of Dunstable

Average Travel Time To Work = 35.8 Minutes



Occupation





School Information

DUNSTABLE

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School Information



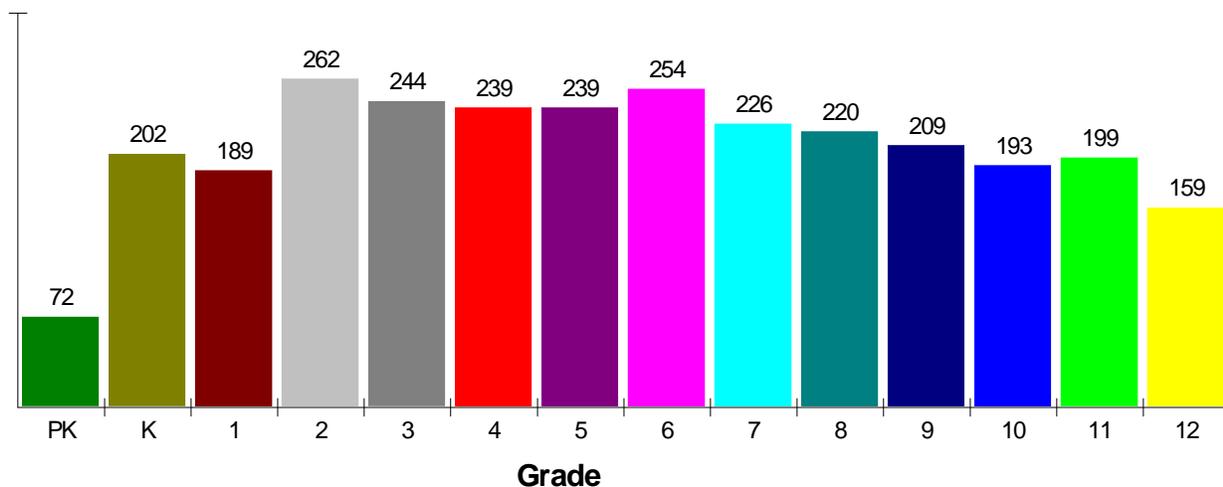
General Facts FOR GROTON-DUNSTABLE

GROTON-DUNSTABLE
73 PEPPERELL RD.
WEST GROTON, MA 01472

Type:	(978)448-5505	Supervisory Union Admin Center
Grade Range:		PK - 12
Schools:		6
Teacher:		181
Students:		2,907
Student/Teacher Ratio:		16.1 To 1
Student/Librarian Ratio:		1,453.5 To 1
Secondary Student/Guidance Ratio:		138.2 To 1

Student Enrollment By Grade FOR GROTON-DUNSTABLE

Total Enrollment = 2,907



National Enrollment Ranking: 4,291 of 15,679 (72nd Percentile)

State Enrollment Ranking: 140 of 354 (60th Percentile)

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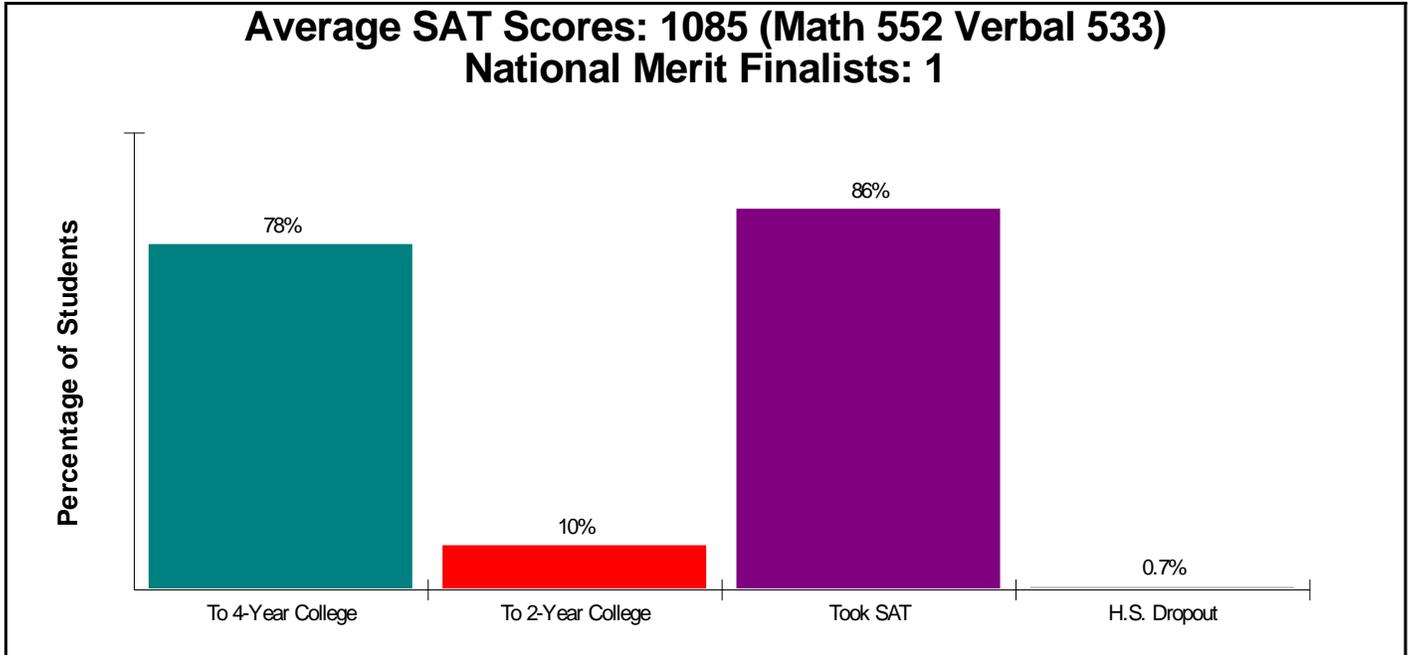


School Information



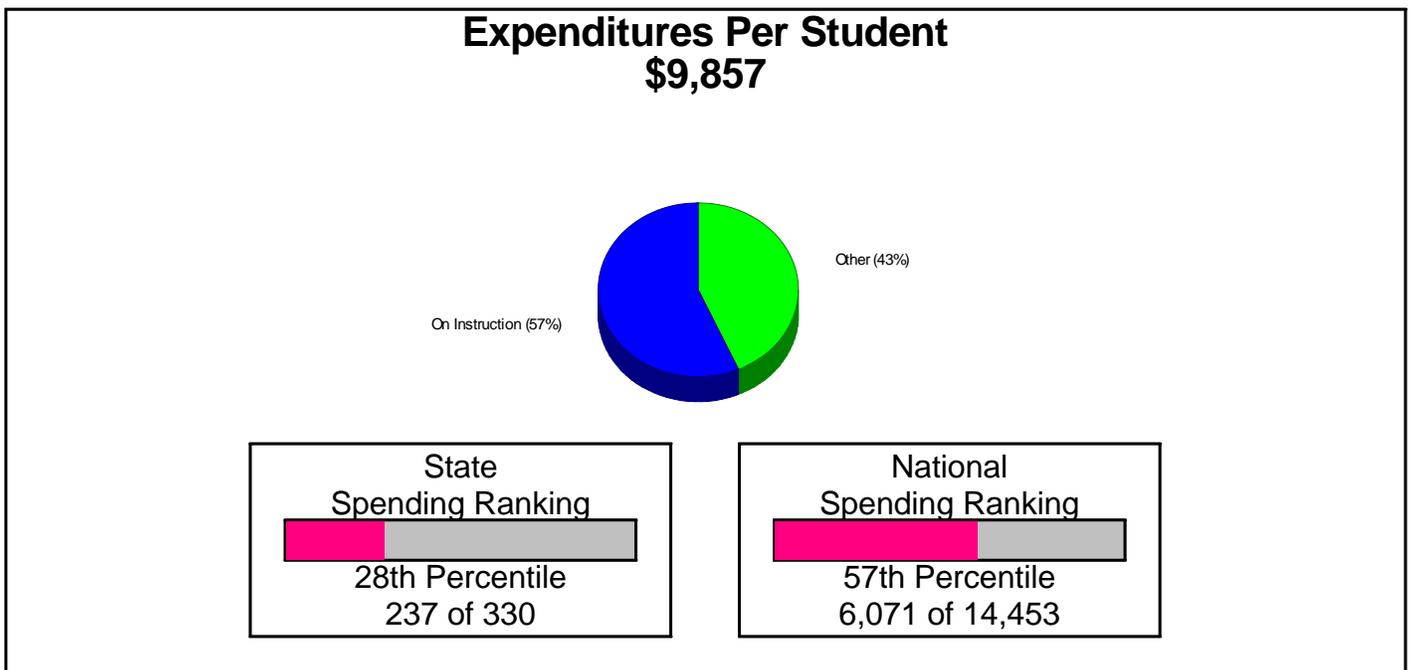
High School Statistics FOR GROTON-DUNSTABLE

Average SAT Scores: 1085 (Math 552 Verbal 533)
National Merit Finalists: 1



School Expenditures FOR GROTON-DUNSTABLE

Expenditures Per Student
\$9,857

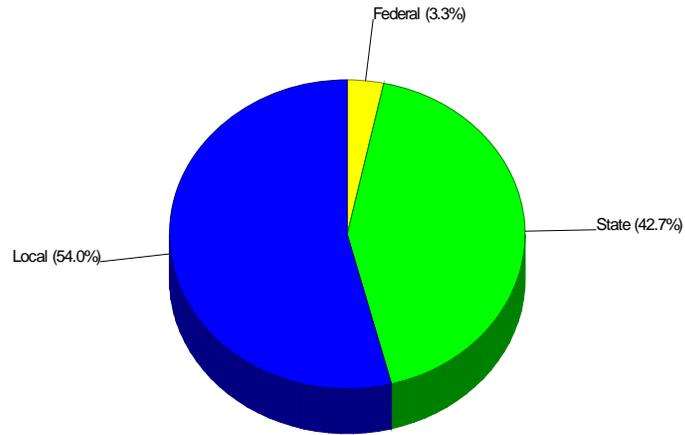


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School Funding FOR GROTON-DUNSTABLE



School Information



Public Schools for District

SWALLOW/UNION SCHOOL **Phone:** (978)649-7281
P O BOX 220, DUNSTABLE, MA 01827 **Grades:** K - 4
Distance from Subject: 1.0 Miles **School Type:** Regular
Student/Teacher Ratio: 16.0 to 1 **Students/Teachers:** 319/20
School Colors : Royal & White

FLORENCE ROCHE SCHOOL **Phone:** (978)448-6665
P O BOX 738, GROTON, MA 01450 **Grades:** K - 4
Distance from Subject: 6.1 Miles **School Type:** Regular
Student/Teacher Ratio: 15.5 to 1 **Students/Teachers:** 557/36
Mascot: Giraffes **School Colors :** Maroon & White

BOUTWELL SCHOOL **Phone:** (978)448-2297
P O BOX 730, GROTON, MA 01450 **Grades:** PK - K
Distance from Subject: 6.1 Miles **School Type:** Regular
Student/Teacher Ratio: 12.3 to 1 **Students/Teachers:** 49/4
Mascot: Crusaders **School Colors :** Maroon & White

GROTON DUNSTABLE REGIONAL **Phone:** (978)448-6362
P O BOX 730, GROTON, MA 01450 **Grades:** 9 - 12
Distance from Subject: 6.1 Miles **School Type:** Regular
Student/Teacher Ratio: 14.5 to 1 **Students/Teachers:** 738/51
Mascot: Crusaders **School Colors :** Maroon & White
Average SAT: 1085 (Math 552 Verbal 533) **Graduates To 2-Year College:** 10.0%
Students Taking SAT: 86.0% **Graduates To 4-Year College:** 78.0%
National Merit Finalists: 1

GROTON/DUN REG'L MIDDLE **Phone:** (978)448-6155
P O BOX 727, GROTON, MA 01450 **Grades:** 5 - 8
Distance from Subject: 6.1 Miles **School Type:** Regular
Student/Teacher Ratio: 16.4 to 1 **Students/Teachers:** 917/56
Mascot: Crusaders **School Colors :** Gray & Maroon

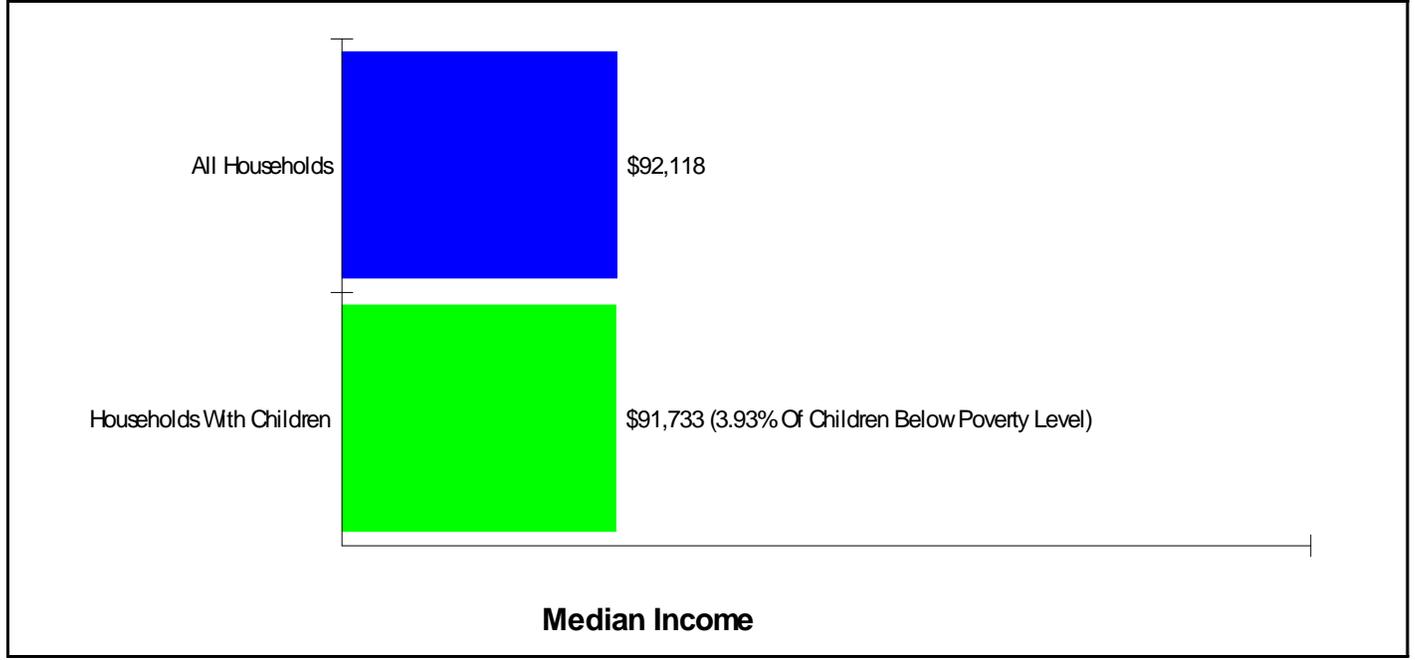
PRESCOTT ELEMENTARY SCHOOL **Phone:** (978)448-0380
P O BOX 728, GROTON, MA 01450 **Grades:** K - 4
Distance from Subject: 6.1 Miles **School Type:** Regular
Student/Teacher Ratio: 15.2 to 1 **Students/Teachers:** 197/13
Mascot: Pelicans **School Colors :** Maroon & White



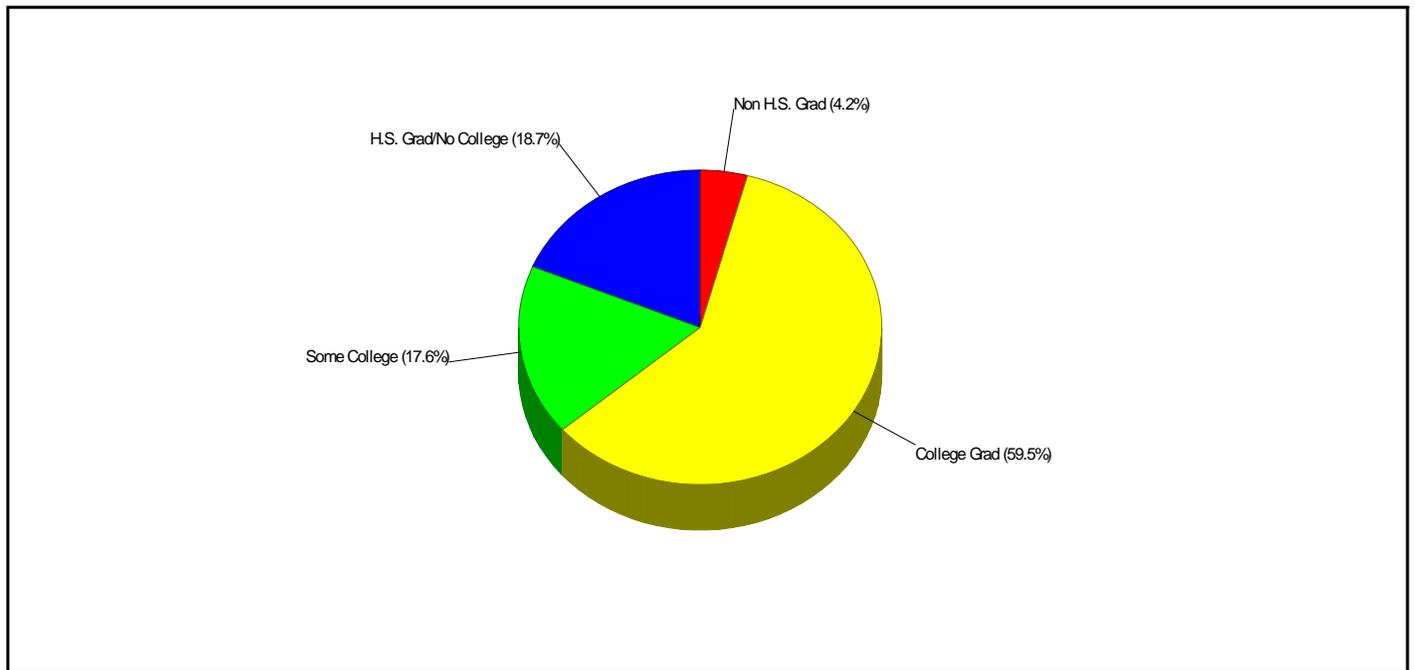
School Information



Income FOR GROTON-DUNSTABLE



Parent Education Level FOR GROTON-DUNSTABLE



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School Information



Private Schools

Private School Enrollment= 20.33% within School District

LITTLE ANGELS DAY CARE NURSERY

262 MIDDLESEX ROAD, TYNGSBORO, MA 01879

Distance from Subject: 3.0 Miles

Affiliation: Nonsectarian

Students: 173

Enrollment By Grade: PK-151 K-22

Phone: (978)649-9470

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.0 to 1

THE NATURE OF THINGS

4 Merrit Pkwy., NASHUA, NH 03062

Distance from Subject: 3.0 Miles

Affiliation: Nonsectarian

Students: 81

Enrollment By Grade: PK-62 K-19

Phone: (603)881-4815

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 9.0 to 1

ACADEMY OF NOTRE DAME ELEMENTARY SCHOOL

180 MIDDLESEX ROAD, TYNGSBORO, MA 01879

Distance from Subject: 3.2 Miles

Affiliation: Roman Catholic

Students: 428

Enrollment By Grade: K-50 1-50 2-50 3-50 4-50 5-50 6-66 7-62

Phone: (978)649-7611

Grades: K - 7

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 16.0 to 1

ACADEMY OF NOTRE DAME HIGH SCHOOL

180 Middlesex Rd, TYNGSBORO, MA 01879

Distance from Subject: 3.2 Miles

Affiliation: Roman Catholic

Students: 261

Student/ Homeroom Ratio: 8.7

School Colors: Royal & Gold

Enrollment By Grade: 9-72 10-67 11-63 12-59

Phone: (978)649-7611

Grades: 9 - 12

School Type: Regular

Gender: All-Female

Student/Teacher Ratio: 9.5 to 1

SMALL WORLD COUNTRY DAY SCHOOL

CHILD DEV CTR 138 SPIT BROOK R, NASHUA, NH 03062

Distance from Subject: 3.3 Miles

Affiliation: Nonsectarian

Students: 318

Enrollment By Grade: UG-39 PK-173 K-50 1-15 2-14 3-7 4-10 5-3 6-7

Phone: (603)888-1982

Grades: PK - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 12.2 to 1



School Information



Private Schools

Private School Enrollment= 20.33% within School District

BISHOP GUERTIN HIGH SCHOOL

194 Lund Rd, NASHUA, NH 03060

Distance from Subject: 4.3 Miles

Affiliation: Roman Catholic

Students: 842

Student/ Homeroom Ratio: 30.1

School Colors: Hunter Green & Gold

Enrollment By Grade: 9-210 10-230 11-194 12-208

Phone: (603)889-4107

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 13.7 to 1

Mascot: Cardinals

NASHUA KINDER KASTLE

Distance from Subject: 4.5 Miles

Affiliation: Nonsectarian

Students: 20

Enrollment By Grade: PK-11 K-9

Phone: (603)880-7583

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 9.0 to 1

BETHEL CHRISTIAN SCHOOL

272 Lowell Rd, HUDSON, NH 03051

Distance from Subject: 4.5 Miles

Affiliation: Baptist

Students: 118

Student/ Homeroom Ratio: 13.1

School Colors: Navy & White

Enrollment By Grade: PK-7 K-12 1-12 2-11 3-12 4-13 5-13 6-11 7-11 8-16

Phone: (603)889-8892

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 11.2 to 1

Mascot: Eagles

RIVIER COLLEGE EARLY CHLDHD CT

Distance from Subject: 4.9 Miles

Affiliation: Nonsectarian

Students: 186

Enrollment By Grade: PK-150 K-36

Phone: (603)897-8565

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 9.0 to 1

MAPLEDENE ELEMENTARY

83 HOLLIS ST., PEPPERELL, MA 01463

Distance from Subject: 5.0 Miles

Affiliation: Nonsectarian

Students: 41

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

Phone: (978)433-5695

Grades: K - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 9.3 to 1





Housing Information

DUNSTABLE

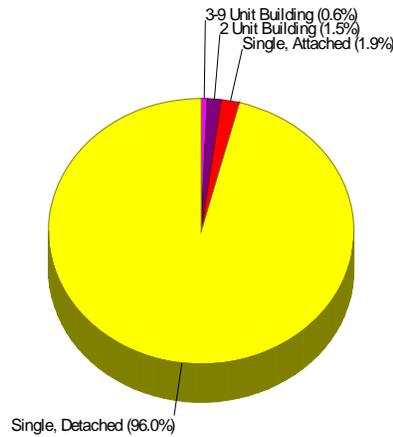
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Housing Characteristics For Neighborhood Within Town of Dunstable

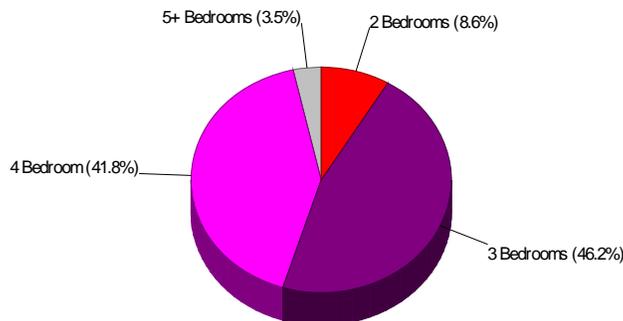
Average Age of Housing 19 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Dunstable

Owner Occupied Households = 93.4%
Median Housing Value = \$414,818
Median Number of Bedrooms = 3



Home Size Breakdown



Housing Information



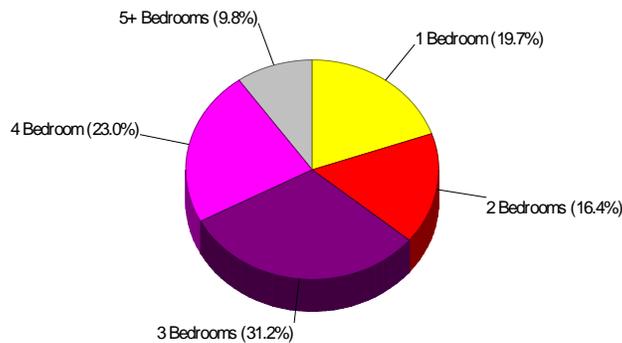
Rental

For Neighborhood Within Town of Dunstable

Renter Occupied Households = 6.6%

Median Monthly Rent = \$908

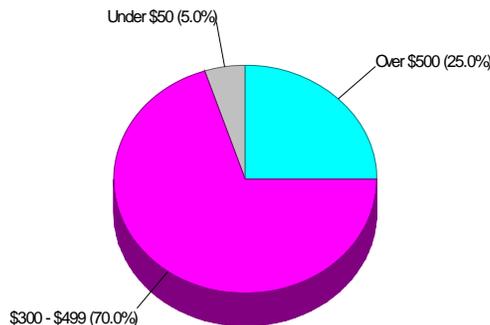
Median Number of Bedrooms = 3



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$409,000
Average Price = \$416,400



**Dollars In Thousands
Homes Sold In Past Year**

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Crime Information

DUNSTABLE

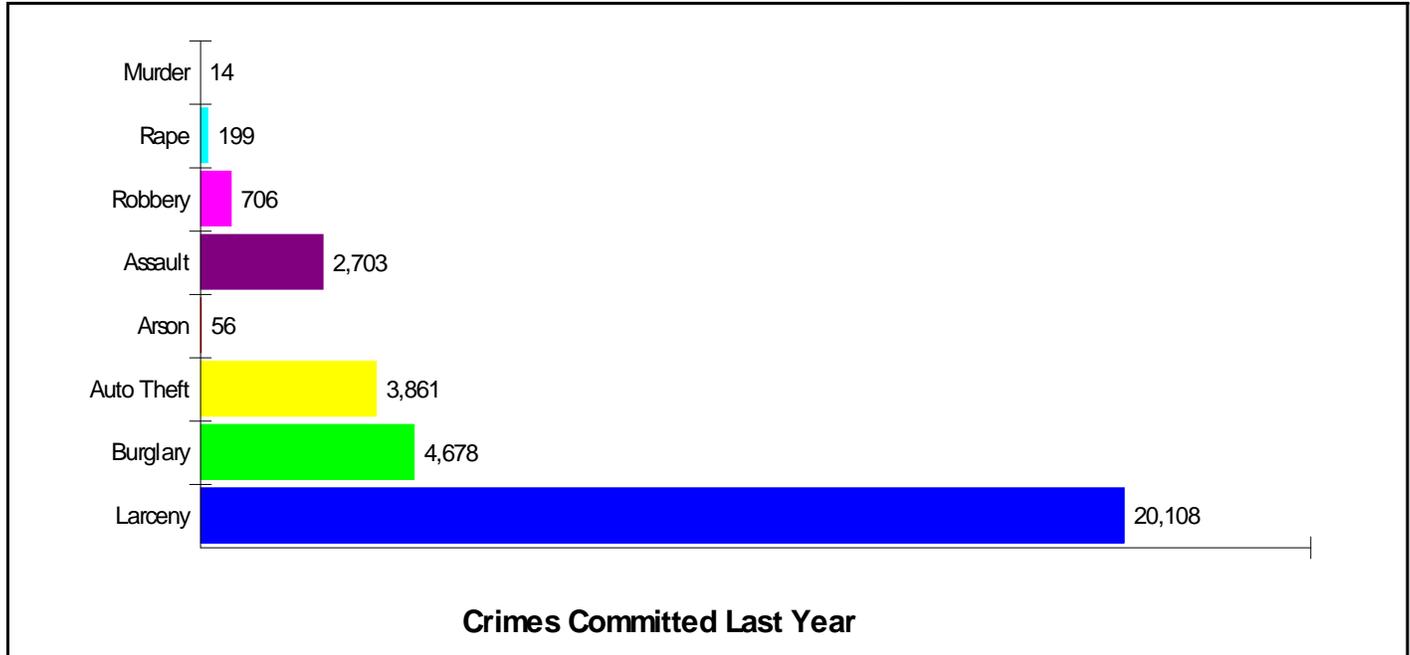
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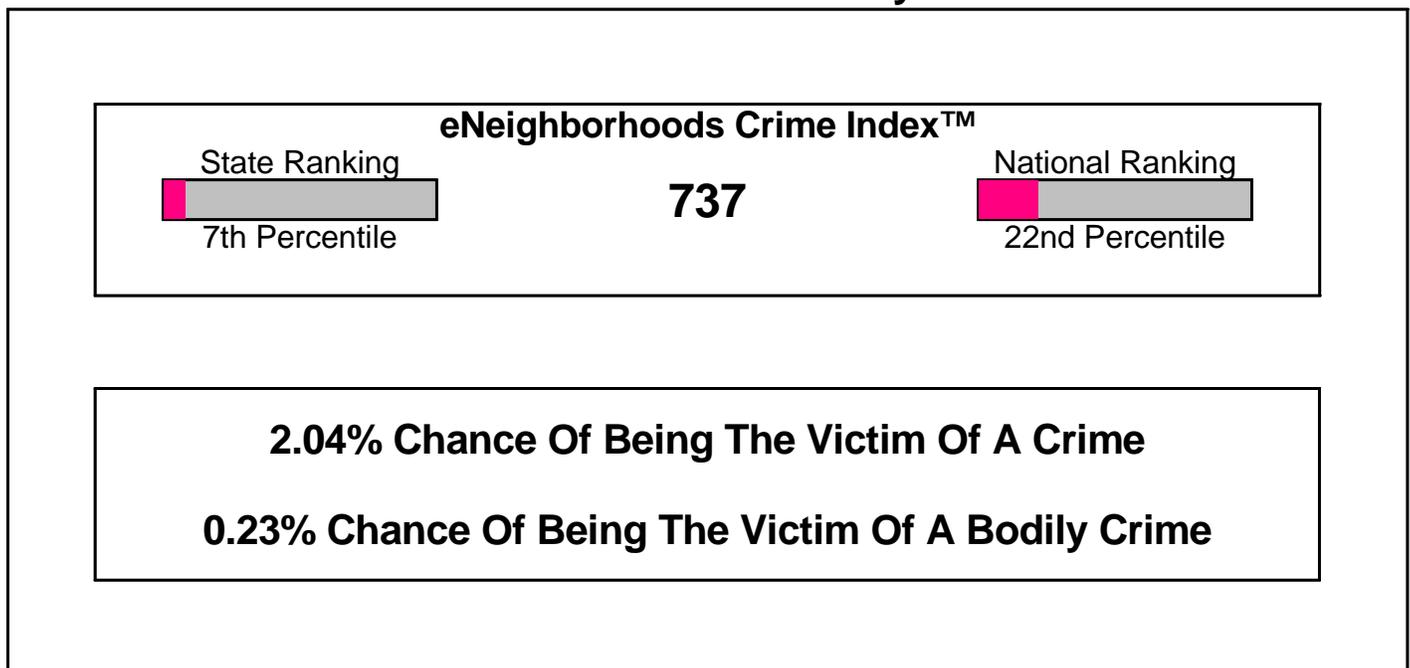
Crime Information



Crime Incidents For Middlesex County



Crime Index For Middlesex County



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Climate Information

DUNSTABLE

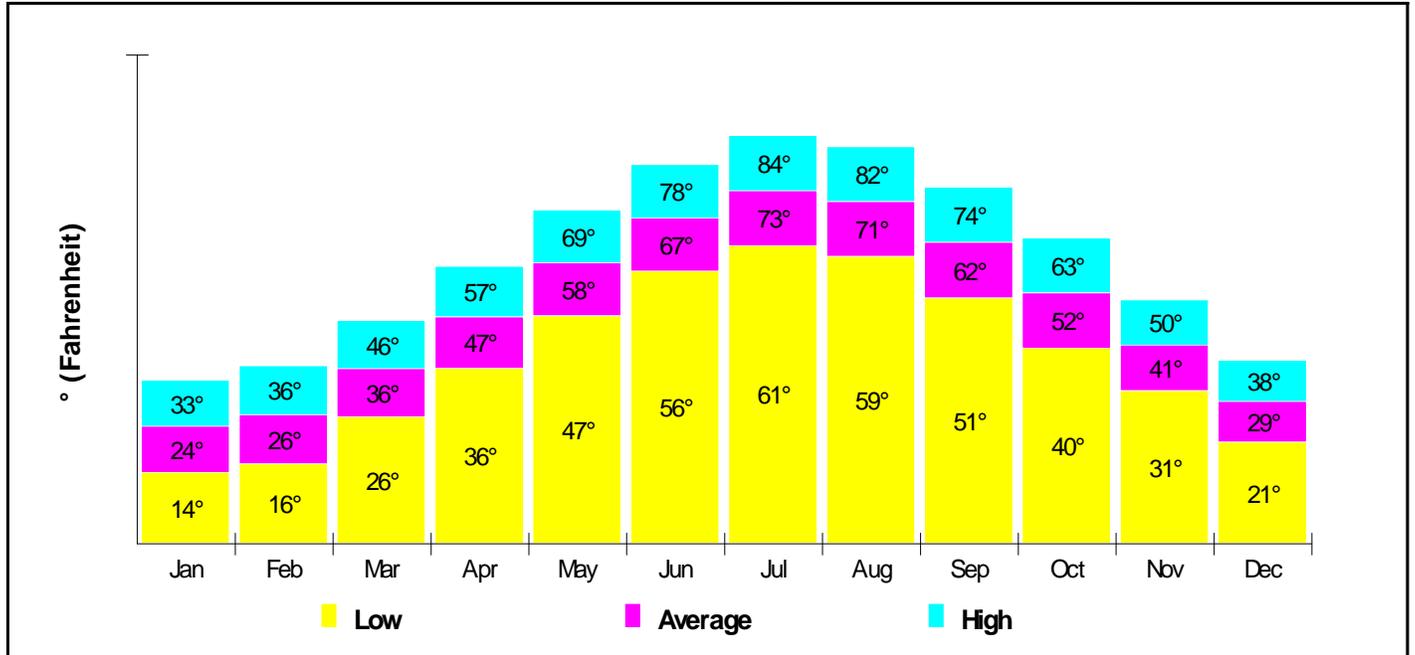
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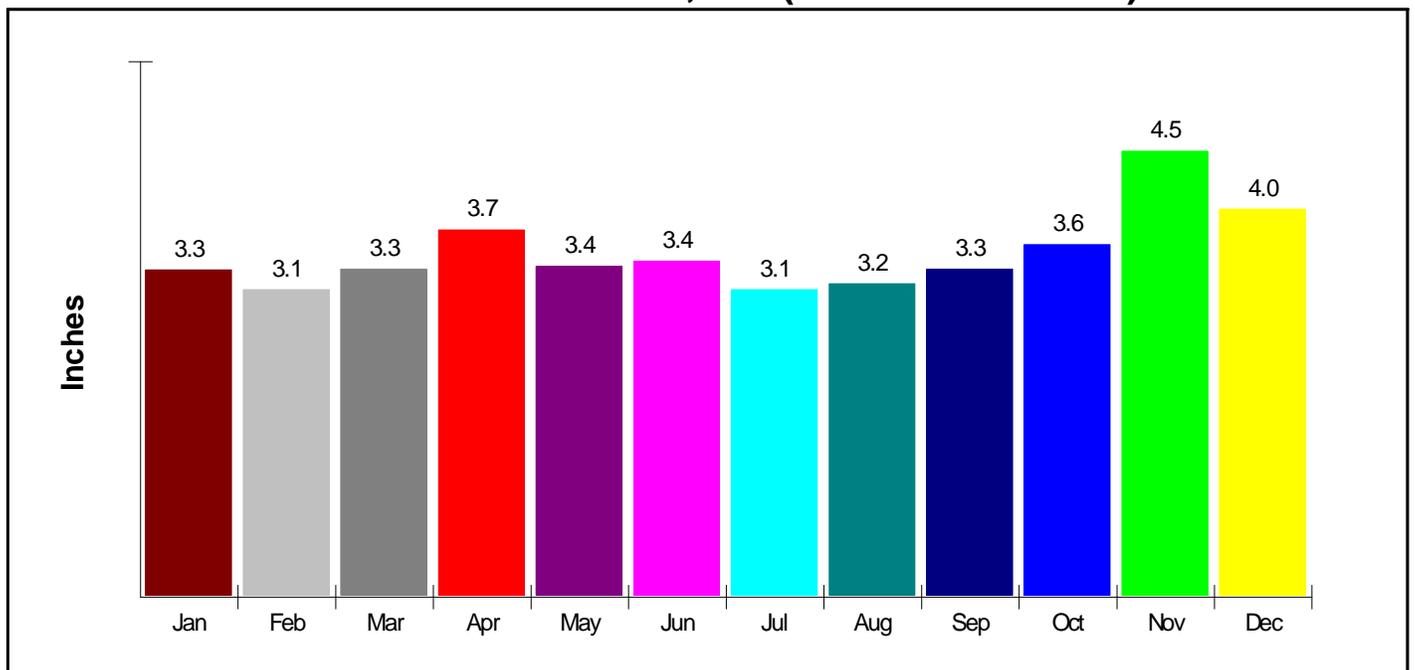
Climate Information



Temperature Measured at LOWELL, MA (elevation = 110ft.)



Average Precipitation Measured at LOWELL, MA (elevation = 110ft.)



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Houses of Worship

DUNSTABLE

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Houses of Worship



Houses of Worship

DUNSTABLE CONGREGATIONAL CHURCH

MAIN, DUNSTABLE, MA 01827

Denomination: Congregational Churches**Phone:** (978)649-6251**Distance from Subject:** 0.80 miles

GRACE LUTHERAN CHURCH MO SYNOD

130 SPIT BROOK RD, NASHUA, NH 03062

Denomination: Lutheran Churches**Phone:** (603)888-7579**Distance from Subject:** 2.50 miles

CHURCH JESUS CHRIST LATTER DAY SAINTS

2 PONDVIEW SQ, TYNGSBORO, MA 01879

Denomination: Church of Jesus Christ of Latter Day Saints**Phone:** (978)649-9233**Distance from Subject:** 2.60 miles

FAITH BAPTIST CHURCH

24 PONDVIEW SQ, TYNGSBORO, MA 01879

Denomination: Baptist Churches**Phone:** (978)649-6344**Distance from Subject:** 2.60 miles

MIL AL KOREAN CHURCH OFFICE

214 MIDDLESEX RD, TYNGSBORO, MA 01879

Denomination: Churches, Denomination Unknown**Phone:** (978)649-7951**Distance from Subject:** 3.10 miles

TYNGSBOROUGH BAPTIST CHURCH

214 MIDDLESEX RD, TYNGSBORO, MA 01879

Denomination: Baptist Churches**Phone:** (978)649-4406**Distance from Subject:** 3.10 miles

SISTERS OF HOLY CROSS

2 SILVER DR, NASHUA, NH 03060

Denomination: Churches, Denomination Unknown**Phone:** (603)888-7829**Distance from Subject:** 3.10 miles

SISTERS OF NOTRE DAME

3 SILVER DR, NASHUA, NH 03060

Denomination: Churches, Denomination Unknown**Phone:** (603)891-0024**Distance from Subject:** 3.10 miles

IMMACULATE CONCEPTION

216 E DUNSTABLE RD, NASHUA, NH 03062

Denomination: Catholic Churches**Phone:** (603)888-0608**Distance from Subject:** 3.20 miles

SHEPHERD OF THE VALLEY LUTHERAN CHURCH

673 CHICOPEE ROW, GROTON, MA 01450

Denomination: Lutheran Churches**Phone:** (978)448-6140**Distance from Subject:** 3.60 miles

Houses of Worship



Houses of Worship

TYNGSBOROUGH CHURCH-CHRIST

27 OLD TYNG RD, TYNGSBORO, MA 01879

Denomination: Churches, Denomination Unknown

Phone: (978)649-6437

Distance from Subject: 3.80 miles

EMMANUEL COVENANT CHURCH

24 ECHO AVE, NASHUA, NH 03062

Denomination: Covenant & Evangelical Churches

Phone: (603)594-9122

Distance from Subject: 3.90 miles

FAITH WORSHIP CENTER

2 LOMAR PARK, PEPPERELL, MA 01463

Denomination: Assembly of God Churches

Phone: (978)433-6431

Distance from Subject: 4.30 miles

CROSSWAY CHRISTIAN CHURCH

115 NORTHEASTERN BLVD, NASHUA, NH 03062

Denomination: Churches, Non-Denominational

Phone: (603)594-0123

Distance from Subject: 4.40 miles

SEVENTH-DAY ADVENTIST CHURCH

20 ROBINSON RD, NASHUA, NH 03060

Denomination: Seventh Day Adventist Churches

Phone: (603)889-0050

Distance from Subject: 4.40 miles





County Facts

DUNSTABLE

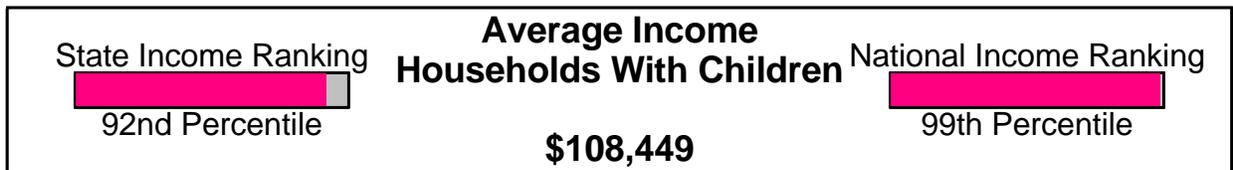
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County Facts

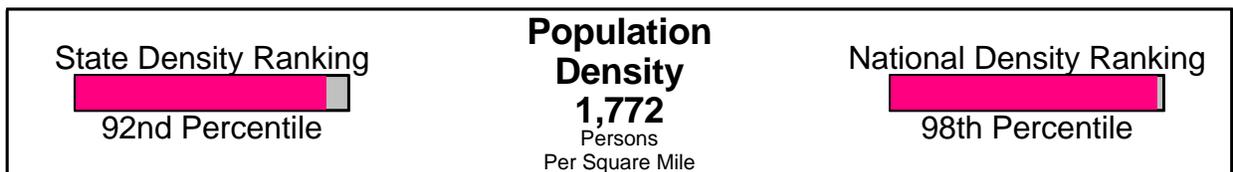


Income For Middlesex County



Population For Middlesex County

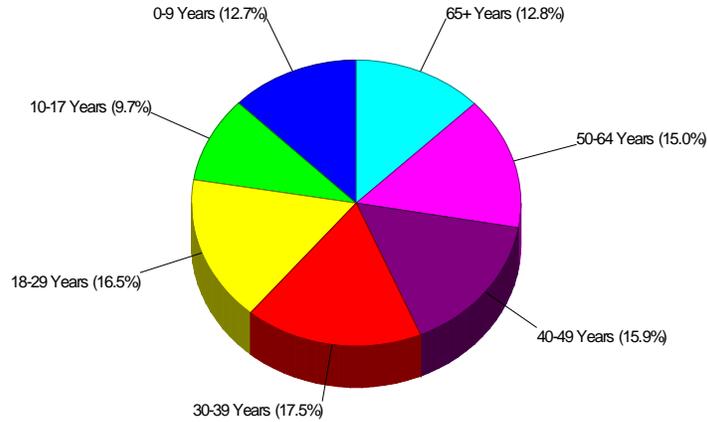
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

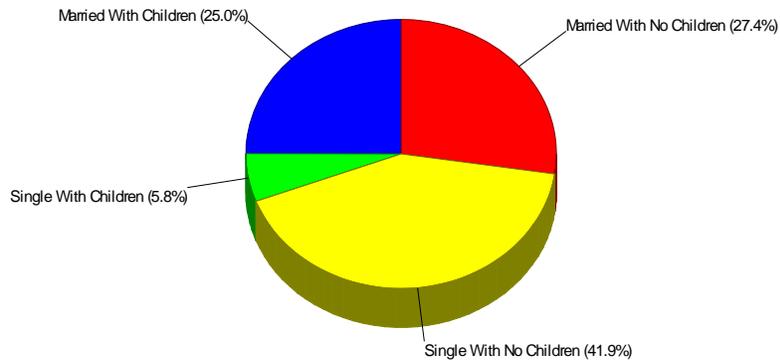


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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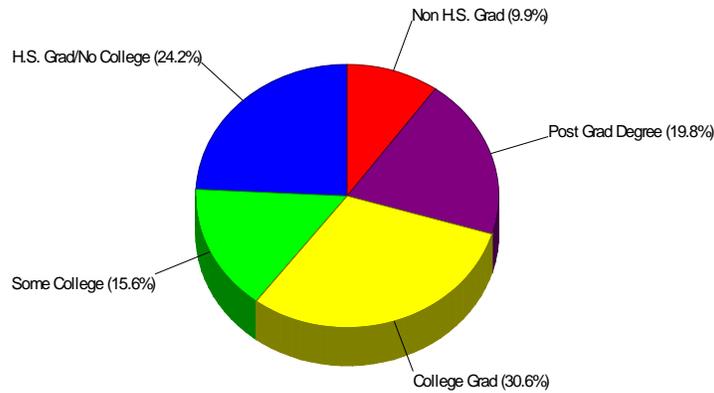


County Facts



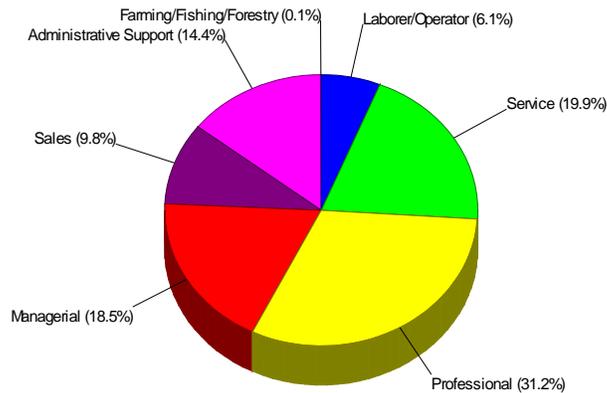
Adult Education Level For Middlesex County

**90.1% High School Graduates
50.4% College Graduates**



Employment For Middlesex County

Average Travel Time To Work = 29.7 Minutes



Occupation

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State Facts

DUNSTABLE

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State Facts



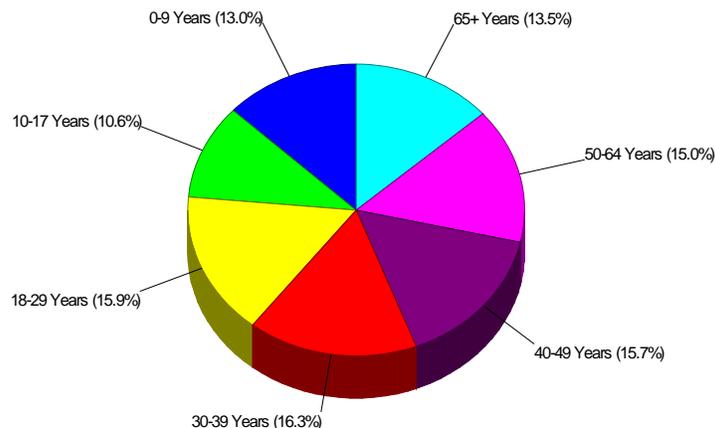
General Facts For Massachusetts



Median Income:	\$52,713
Income (W/Children):	\$81,908
Population:	6,398,743
Land Area:	7,840 Square Miles
Population Density:	816 Persons Per Square Mile
Nickname:	Bay State
Capital:	Boston
Date of Statehood:	February 6, 1788
State Bird:	Chickadee
State Flower:	Mayflower
State Tree:	American Elm

Age Breakdown For Massachusetts

Average Age = 36.6 Years



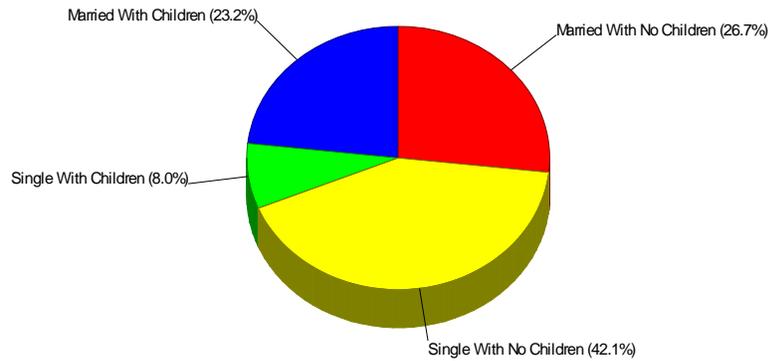
Prepared by Serene Knell, BROKER, REALTOR®





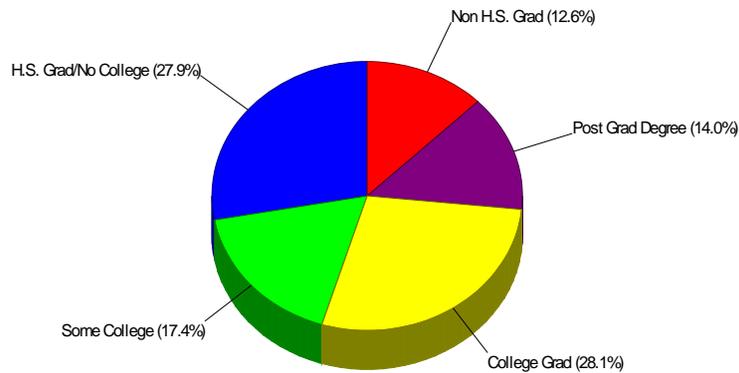
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

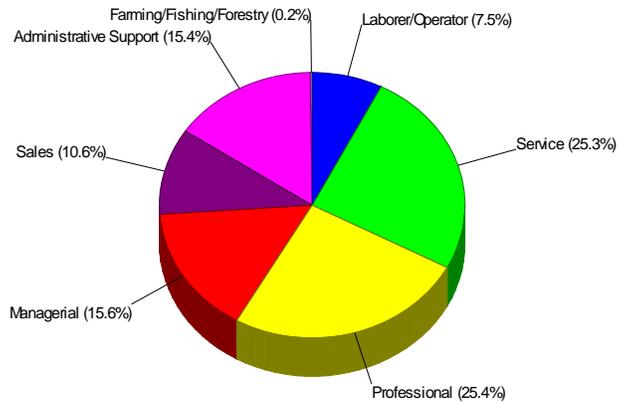
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation