



## 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.

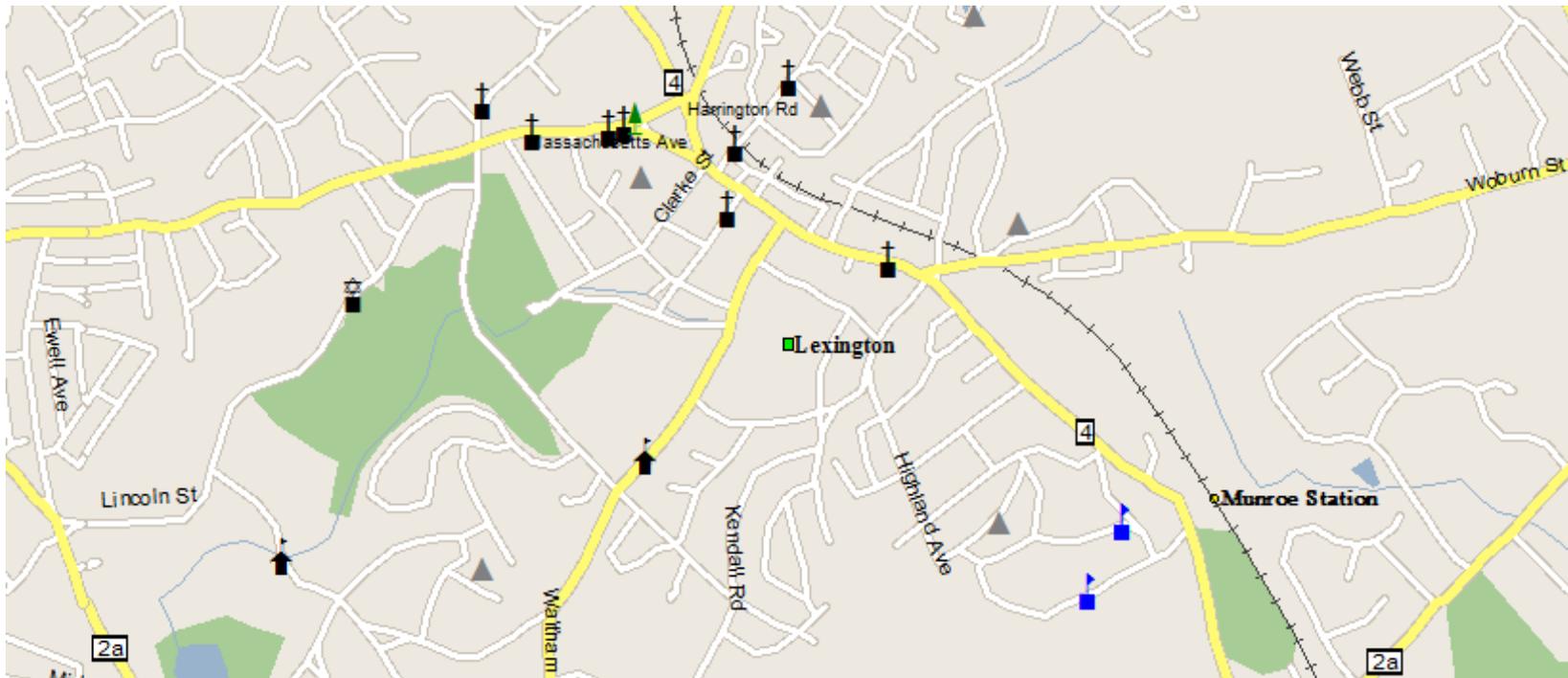
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





## LEXINGTON, MA





## Neighborhood Facts

# LEXINGTON

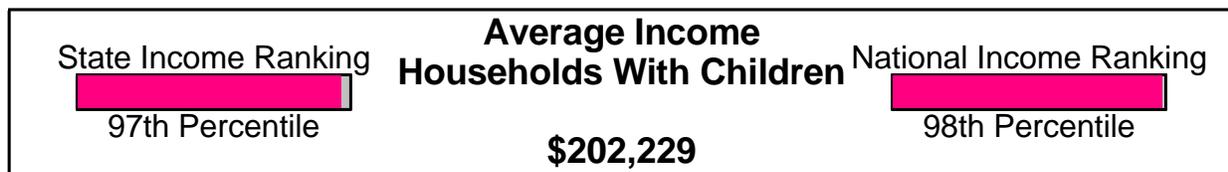
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# Neighborhood Facts

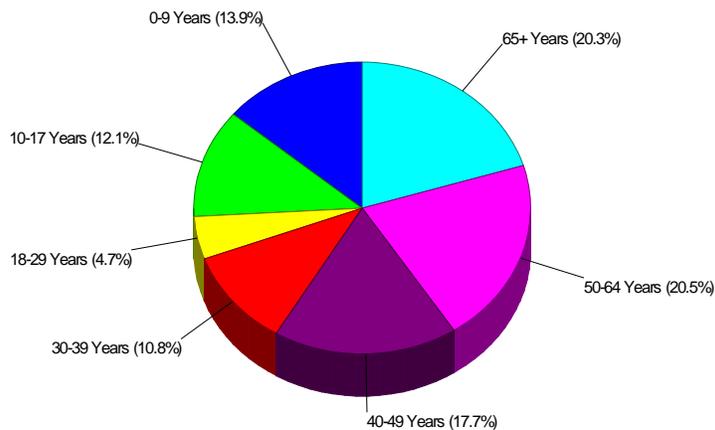


## Income For Neighborhood Within Town of Lexington



## Age Breakdown For Neighborhood Within Town of Lexington

**Average Age = 45.0 Years**



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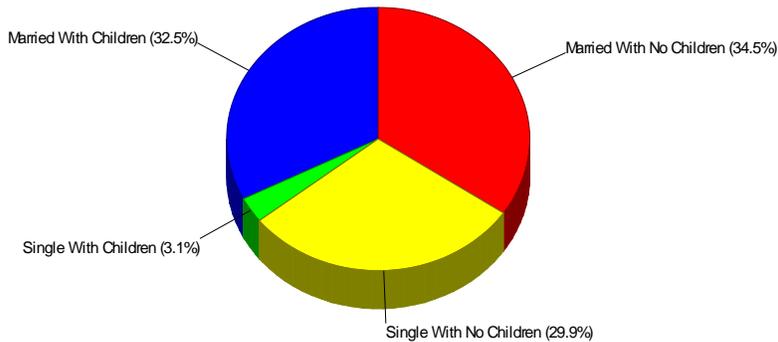


# Neighborhood Facts



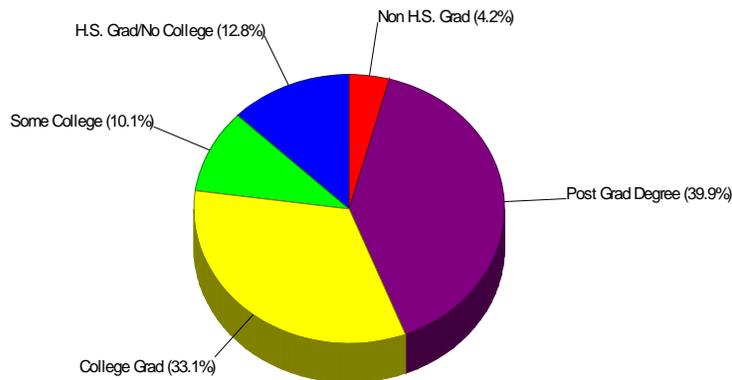
## Household Characteristics For Neighborhood Within Town of Lexington

**67.0% Married**  
**35.7% With Children**



## Adult Education Level For Neighborhood Within Town of Lexington

**95.8% High School Graduates**  
**73.0% College Graduates**



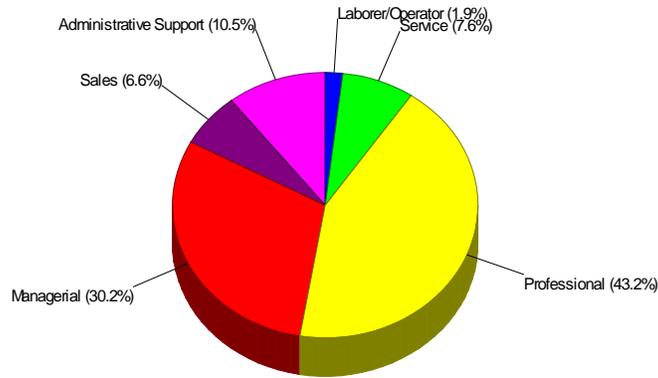
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# Neighborhood Facts



## Employment For Neighborhood Within Town of Lexington Average Travel Time To Work = 28.9 Minutes



Occupation





## Area Facts

# LEXINGTON

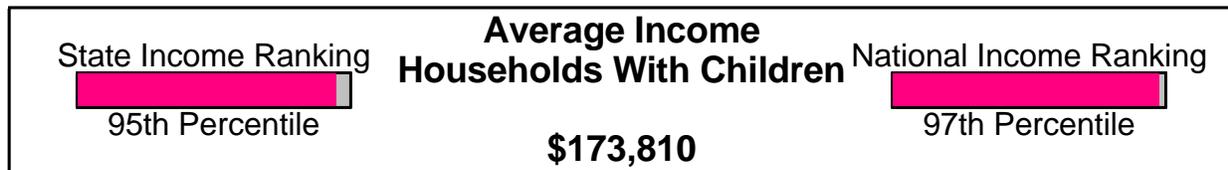
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# Area Facts

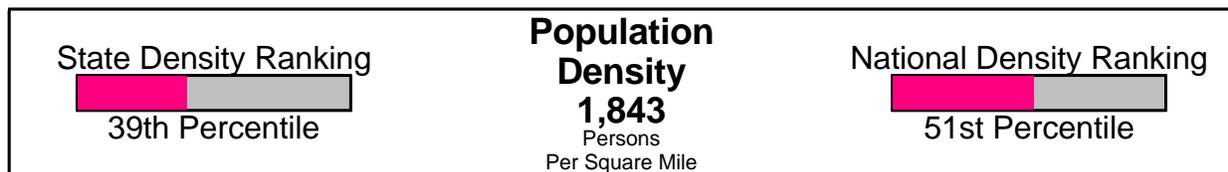


## Income For Town of Lexington



## Population For Town of Lexington

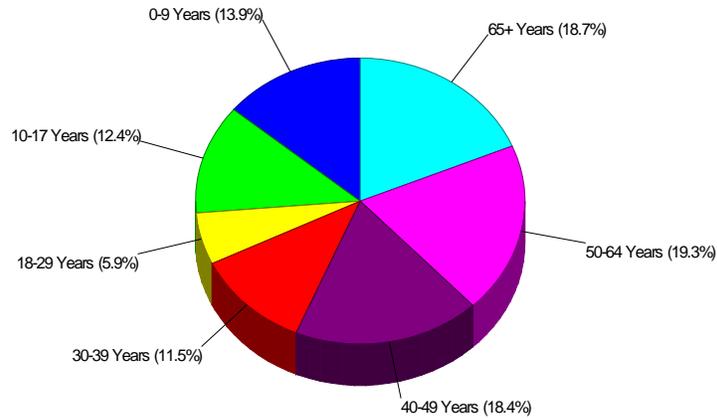
**Population = 30,222**  
**Land Area = 16.4 Square Miles**



# Area Facts

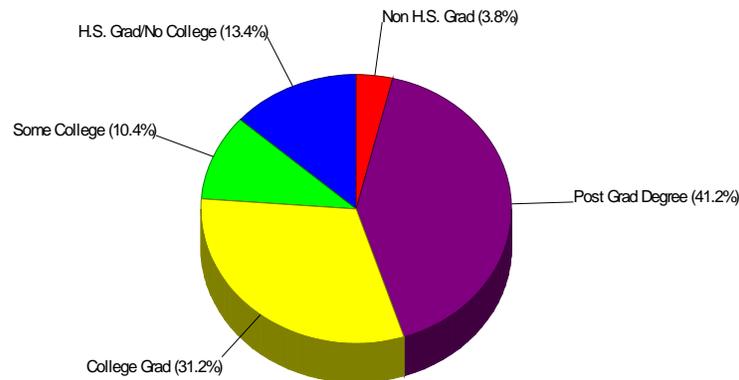


## Age Breakdown For Town of Lexington Average Age = 43.5 Years



## Adult Education Level For Town of Lexington

**96.2% High School Graduates**  
**72.4% College Graduates**



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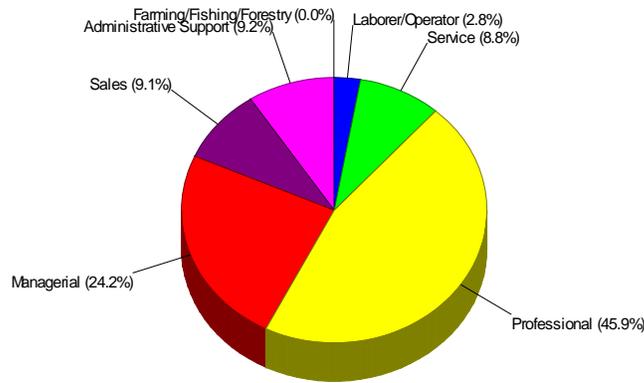


# Area Facts



## Employment For Town of Lexington

Average Travel Time To Work = 29.3 Minutes



Occupation





## **School Information**

# **LEXINGTON**

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# School Information



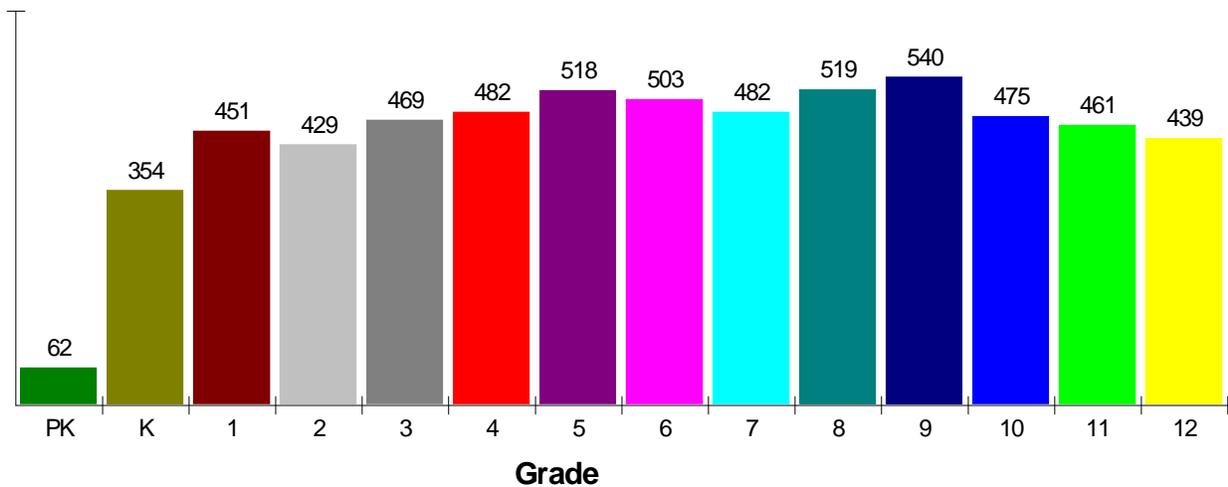
## General Facts FOR LEXINGTON

LEXINGTON  
1557 MASS AVENUE  
LEXINGTON, MA 02420

Type:	(781)861-2550	Independent Local District
Grade Range:		PK - 12
Schools:		9
Teacher:		507
Students:		6,184
Student/Teacher Ratio:		12.2 To 1
Student/Librarian Ratio:		618.4 To 1
Secondary Student/Guidance Ratio:		103.5 To 1

## Student Enrollment By Grade FOR LEXINGTON

Total Enrollment = 6,184



National Enrollment Ranking: 1,628 of 15,679 (89th Percentile)

State Enrollment Ranking: 36 of 354 (90th Percentile)

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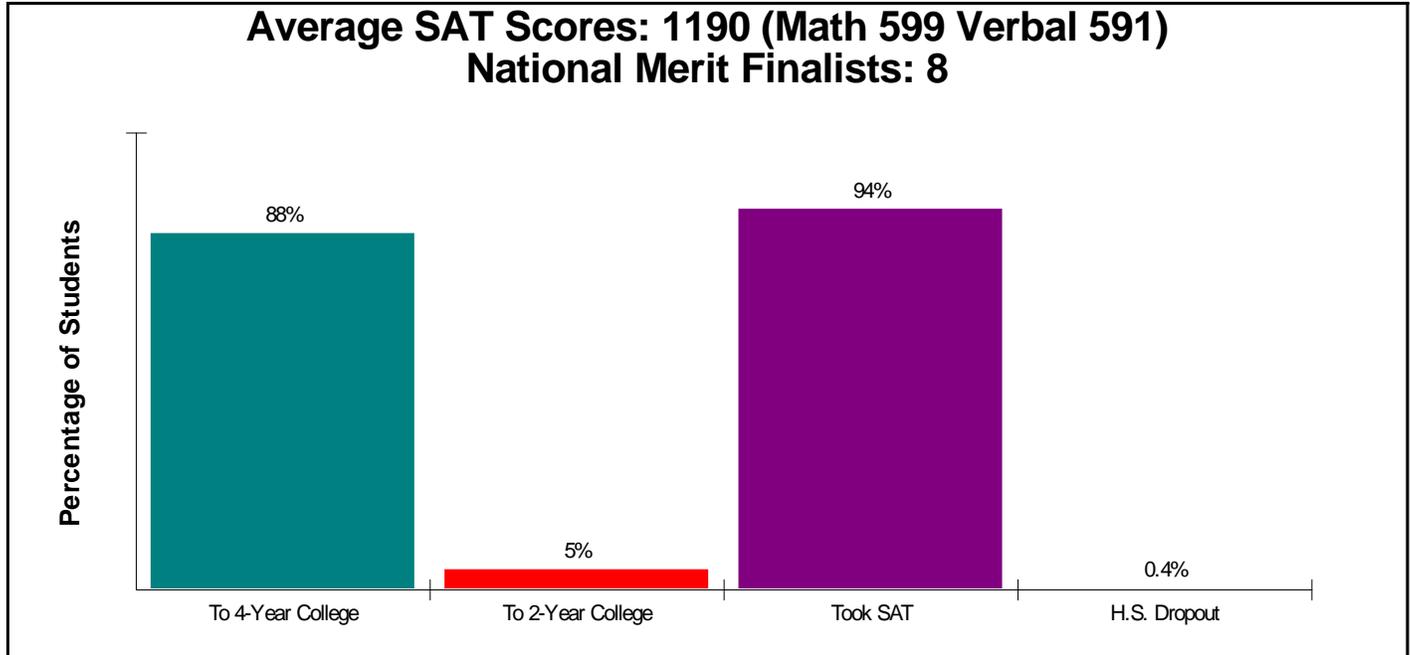


# School Information



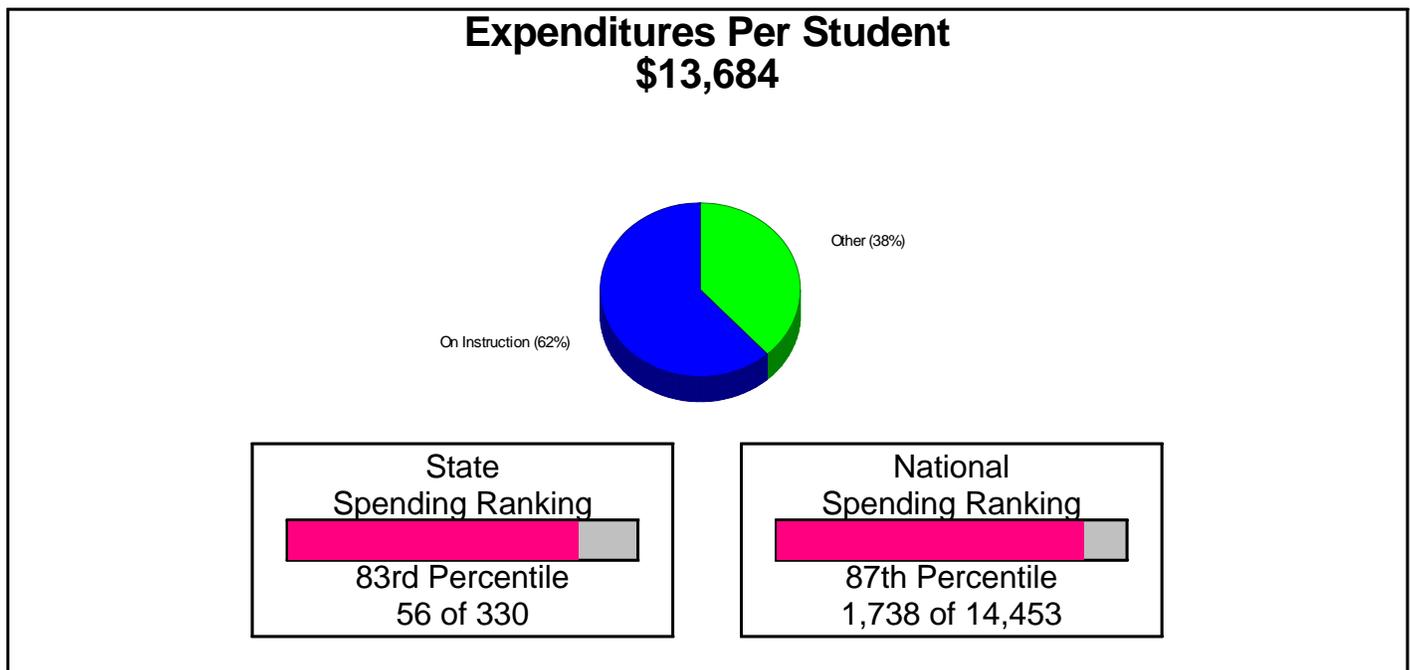
## High School Statistics FOR LEXINGTON

Average SAT Scores: 1190 (Math 599 Verbal 591)  
National Merit Finalists: 8



## School Expenditures FOR LEXINGTON

Expenditures Per Student  
\$13,684

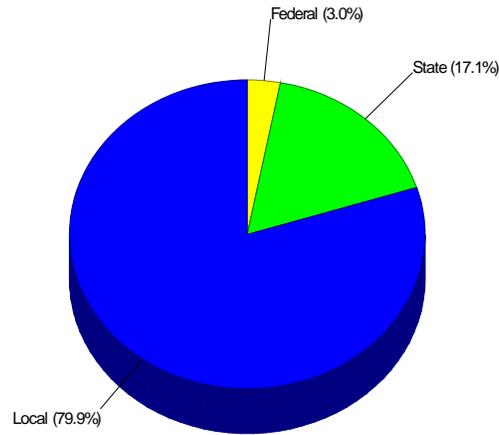


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## School Funding FOR LEXINGTON



# School Information



## Public Schools for District

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### LEXINGTON HIGH

251 WALTHAM STREET, LEXINGTON, MA 02421

**Distance from Subject:** 0.3 Miles  
**Student/Teacher Ratio:** 11.7 to 1  
**Average SAT:** 1190 (Math 599 Verbal 591)  
**Students Taking SAT:** 94.0%

**School Type:** Regular  
**Students/Teachers:** 1,893/162  
**School Colors :** Royal & Yellow  
**Graduates To 2-Year College:** 5.0%  
**Graduates To 4-Year College:** 88.0%  
**National Merit Finalists:** 8

**Phone:** (781)861-2320  
**Grades:** 9 - 12

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### BRIDGE

55 MIDDLEBY RD, LEXINGTON, MA 02421

**Distance from Subject:** 0.9 Miles  
**Student/Teacher Ratio:** 12.9 to 1

**School Type:** Regular  
**Students/Teachers:** 505/39  
**School Colors :** Yellow & Royal

**Phone:** (781)861-2510  
**Grades:** K - 5

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### FISKE

34A COLONY RD, LEXINGTON, MA 02420

**Distance from Subject:** 1.0 Miles  
**Student/Teacher Ratio:** 10.9 to 1

**School Type:** Regular  
**Students/Teachers:** 372/34  
**School Colors :** Royal & Yellow

**Phone:** (781)861-2530  
**Grades:** K - 5

---

### JONAS CLARKE MIDDLE

17 STEDMAN RD, LEXINGTON, MA 02421

**Distance from Subject:** 1.1 Miles  
**Student/Teacher Ratio:** 10.0 to 1

**School Type:** Regular  
**Students/Teachers:** 690/69  
**School Colors :** Gold & Royal

**Phone:** (781)861-2450  
**Grades:** 6 - 8

---

### WM DIAMOND MIDDLE

99 HANCOCK STREET, LEXINGTON, MA 02420

**Distance from Subject:** 1.3 Miles  
**Student/Teacher Ratio:** 12.6 to 1

**School Type:** Regular  
**Students/Teachers:** 766/61  
**School Colors :** Royal & Yellow

**Phone:** (781)861-2460  
**Grades:** 6 - 8

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### MARIA HASTINGS

2618 MASS. AVENUE, LEXINGTON, MA 02421

**Distance from Subject:** 1.3 Miles  
**Student/Teacher Ratio:** 11.9 to 1

**School Type:** Regular  
**Students/Teachers:** 476/40  
**School Colors :** Columbia Blue & Gold

**Phone:** (781)860-5802  
**Grades:** K - 5

---



# School Information



## Public Schools for District

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### BOWMAN

9 PHILIP RD, LEXINGTON, MA 02421

**Distance from Subject:** 1.4 Miles

**Student/Teacher Ratio:** 12.4 to 1

**School Type:**

**Students/Teachers:**

**School Colors :**

Regular

420/34

Royal & Gold

**Phone:** (781)861-2500

**Grades:** K - 5

---

### HARRINGTON

146 MAPLE STREET, LEXINGTON, MA 02420

**Distance from Subject:** 1.5 Miles

**Student/Teacher Ratio:** 14.2 to 1

**School Type:**

**Students/Teachers:**

**School Colors :**

Regular

426/30

Gold & Royal

**Phone:** (781)861-2540

**Grades:** PK - 5

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### JOSEPH ESTABROOK

117 GROVE STREET, LEXINGTON, MA 02420

**Distance from Subject:** 2.3 Miles

**Student/Teacher Ratio:** 12.4 to 1

**Mascot:**

Dolphins

**School Type:**

**Students/Teachers:**

Regular

460/37

**Phone:** (781)861-2520

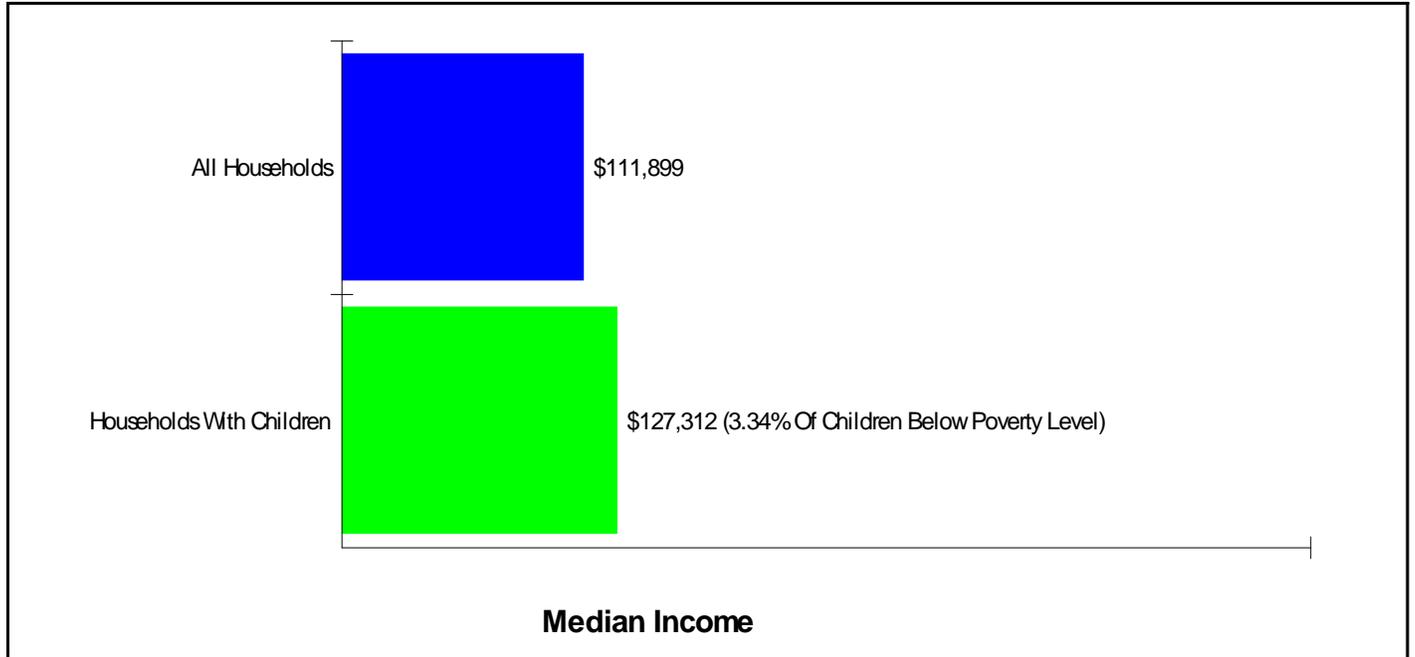
**Grades:** K - 5



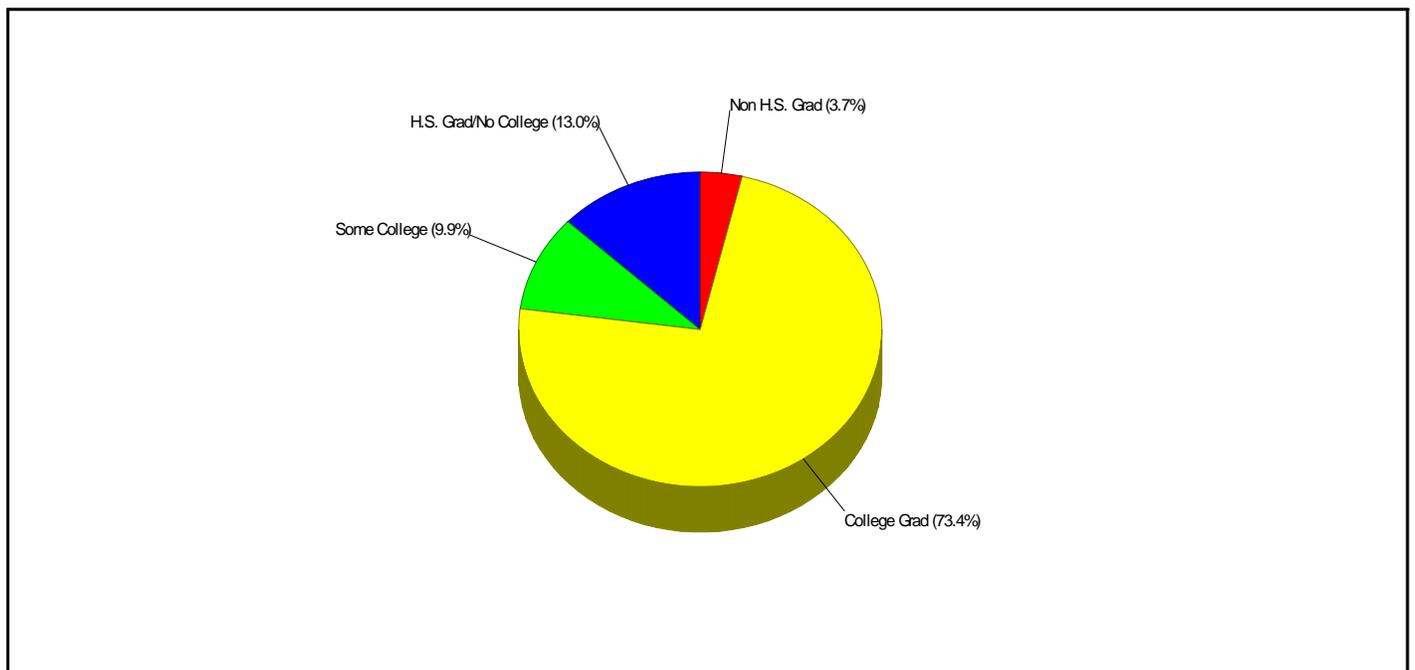
# School Information



## Income FOR LEXINGTON



## Parent Education Level FOR LEXINGTON



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# School Information



## Private Schools

Private School Enrollment= 18.45% within School District

### ARMENIAN SISTERS ACADEMY

6 Eliot Rd, LEXINGTON, MA 02421

Distance from Subject: 0.6 Miles

Affiliation: Not Given

Students: 145

Student/ Homeroom Ratio: 9.1

School Colors: White & Royal

Phone: (781)861-8303

Grades: PK - 8

School Type: Not Given

Gender: Not Given

### ARMENIAN SISTERS ACADEMY

Distance from Subject: 0.6 Miles

Affiliation: Christian

Students: 137

Phone: (781)861-8303

Grades: PK - 8

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.1 to 1

Enrollment By Grade: PK-29 K-15 1-26 2-16 3-16 4-11 5-11 6-5 7-3

### CONCORD ASSABET ADOL SERV

LEXINGTON, MA 02421

Distance from Subject: 0.6 Miles

Affiliation: Nonsectarian

Students: 24

Enrollment By Grade: 6-2 7-1 8-6 9-11 10-2 11-2

Phone: (981)274-6800

Grades: 6 - 11

School Type: Not Given

Gender: All-Female

Student/Teacher Ratio: 4.8 to 1

### LEAP SCHOOL

210 MARRETT ROAD, LEXINGTON, MA 02421

Distance from Subject: 0.7 Miles

Affiliation: Nonsectarian

Students: 137

Enrollment By Grade: PK-115 K-22

Phone: (781)861-1026

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.0 to 1

### MULBERRY CHILD CARE AND PRESCH

429 MARRETT ROAD, LEXINGTON, MA 02421

Distance from Subject: 1.0 Miles

Affiliation: Nonsectarian

Students: 100

Enrollment By Grade: PK-90 K-10

Phone: (781)860-0776

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 10.0 to 1



# School Information



## Private Schools

Private School Enrollment= 18.45% within School District

### CHABAD NURSERY SCHOOL

9 BURLINGTON STREET, LEXINGTON, MA 02420

Distance from Subject: 1.4 Miles

Affiliation: Jewish

Students: 28

Enrollment By Grade: PK-21 K-7

Phone: (781)863-8656

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.6 to 1

### THE WALDORF SCHOOL

739 Massachusettes Ave, LEXINGTON, MA 02420

Distance from Subject: 1.5 Miles

Affiliation: Nonsectarian

Students: 310

Student/ Homeroom Ratio: 23.8

Enrollment By Grade: PK-24 K-48 1-29 2-27 3-28 4-21 5-24 6-29 7-18  
8-15 9-12 10-14 11-11 12-10

Phone: (781)863-1062

Grades: PK - 12

School Type: Alternative

Gender: Coed

Student/Teacher Ratio: 46.9 to 1

### LEXINGTON CHRISTIAN ACADEMY

48 Bartlett Ave, LEXINGTON, MA 02420

Distance from Subject: 1.8 Miles

Affiliation: Christian

Students: 333

Student/ Homeroom Ratio: 27.8

School Colors: Royal & White

Enrollment By Grade: 6-36 7-36 8-40 9-61 10-55 11-52 12-53

Phone: (781)862-7850

Grades: 6 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 10.6 to 1

### COTTING SCHOOL

453 CONCORD AVE., LEXINGTON, MA 02421

Distance from Subject: 1.8 Miles

Affiliation: Nonsectarian

Students: 110

Enrollment By Grade: UG-110

Phone: (781)862-7323

Grades: Ungraded

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 4.4 to 1

### LEXINGTON MONTESSORI SCHOOL

130 Pleasant St., LEXINGTON, MA 02421

Distance from Subject: 1.9 Miles

Affiliation: Nonsectarian

Students: 225

Student/ Homeroom Ratio: 20.5

School Colors: Hunter Green & White

Enrollment By Grade: PK-82 K-27 1-21 2-20 3-23 4-18 5-20 6-14

Phone: (781)862-8571

Grades: PK - 6

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 7.4 to 1





## Housing Information

# LEXINGTON

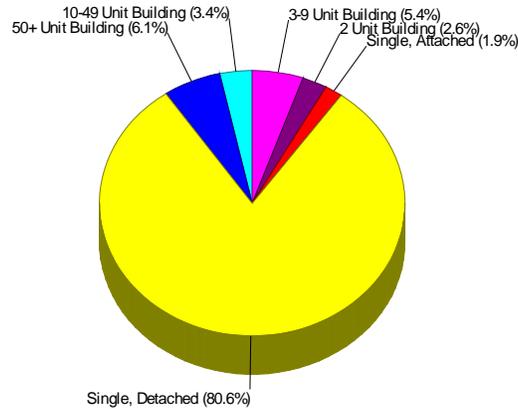
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## Housing Characteristics For Neighborhood Within Town of Lexington

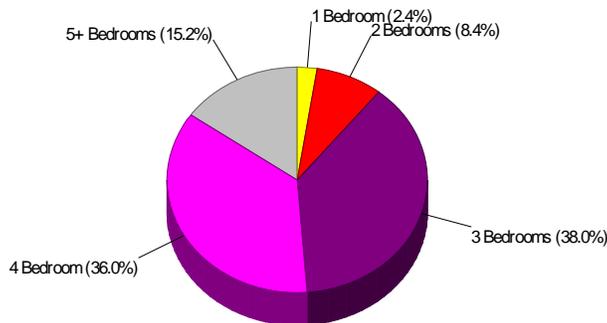
**Average Age of Housing 47 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Lexington

**Owner Occupied Households = 84.1%**  
**Median Housing Value = \$709,086**  
**Median Number of Bedrooms = 4**



**Home Size Breakdown**



# Housing Information



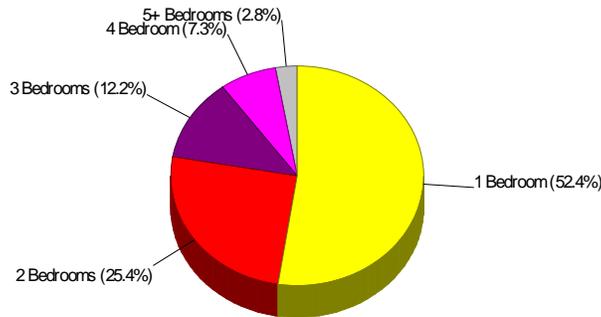
## Rental

### For Neighborhood Within Town of Lexington

**Renter Occupied Households = 16.0%**

**Median Monthly Rent = \$1,077**

**Median Number of Bedrooms = 1**

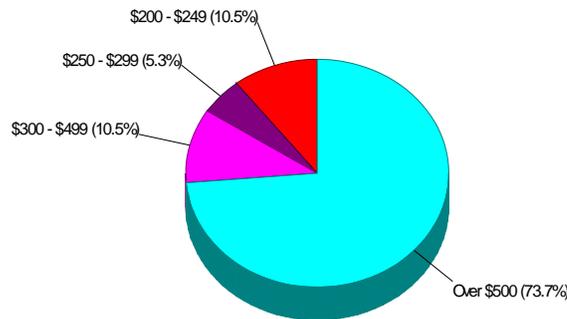


**Home Size Breakdown**

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$745,000**

**Average Price = \$983,526**



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

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## **Crime Information**

# **LEXINGTON**

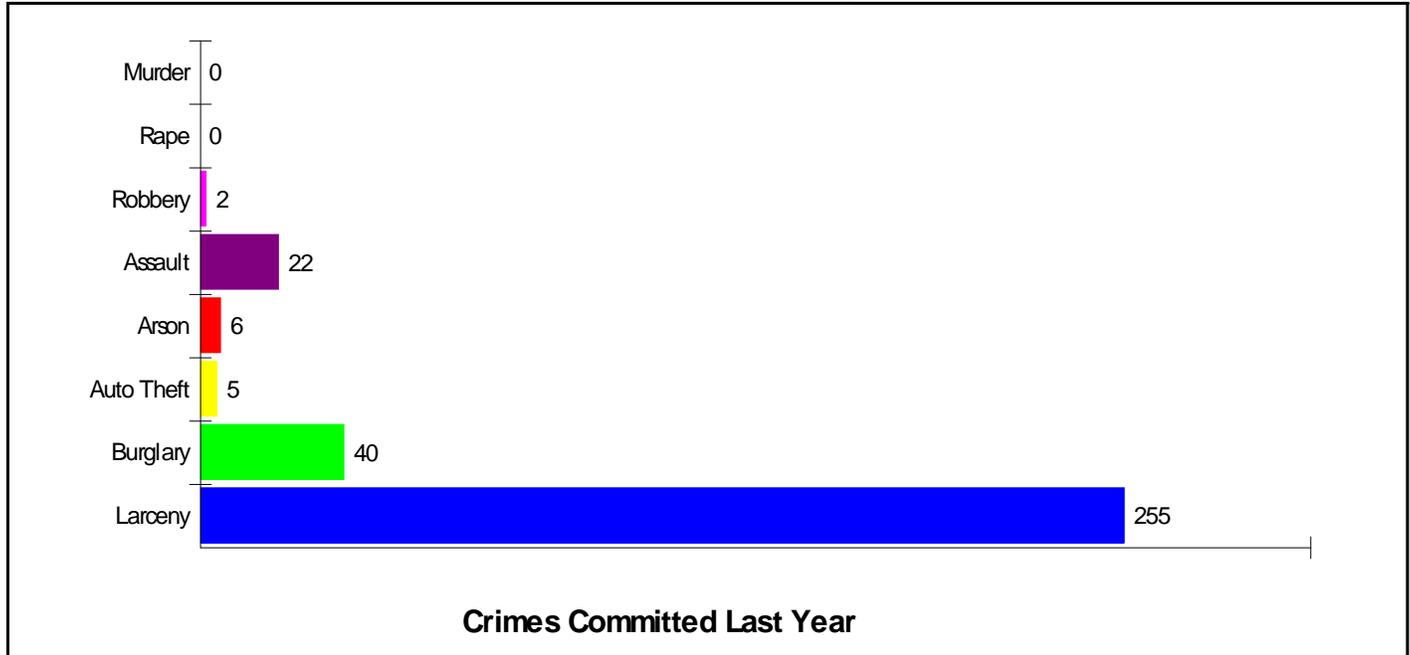
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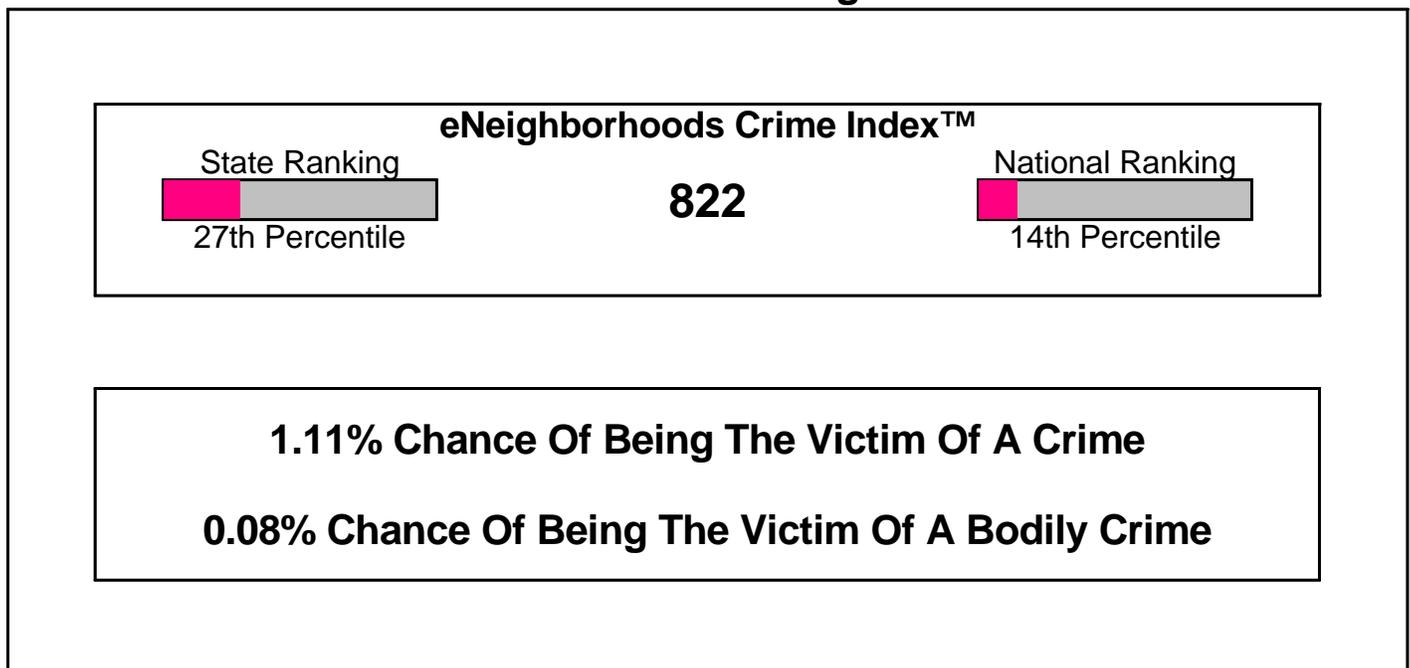
# Crime Information



## Crime Incidents For Town of Lexington



## Crime Index For Town of Lexington





## **Climate Information**

# **LEXINGTON**

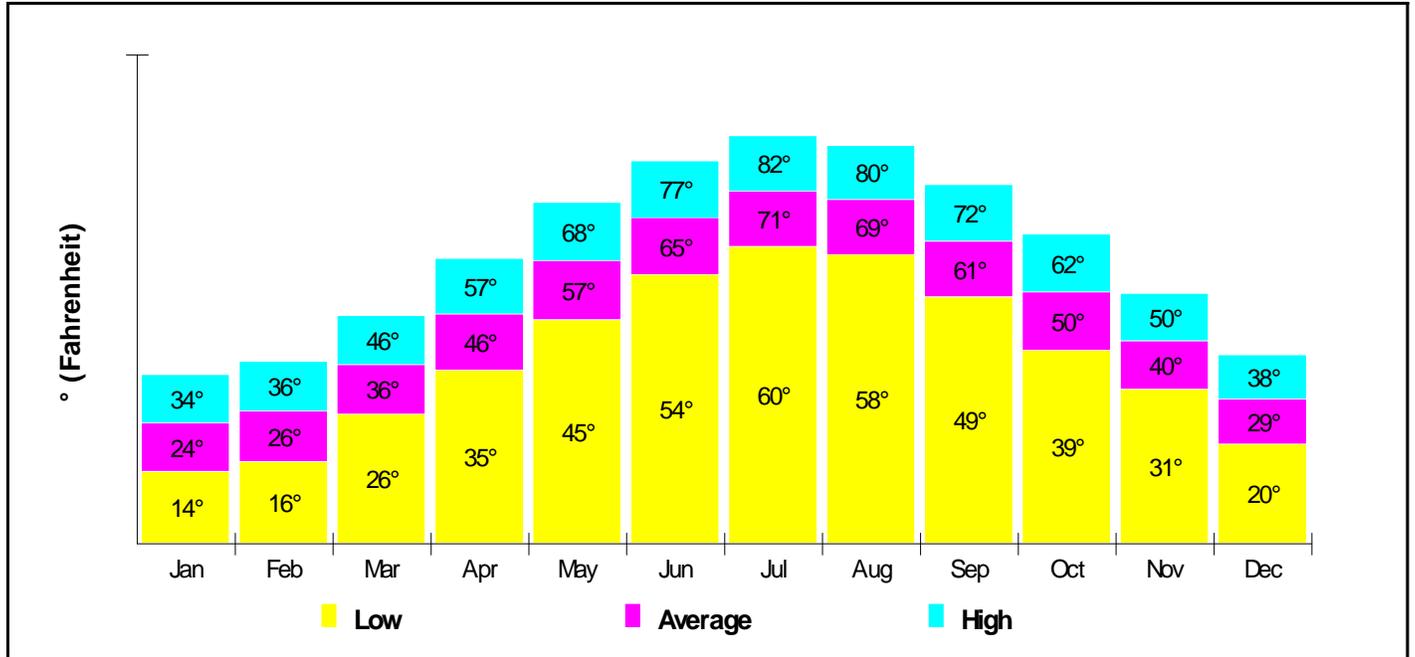
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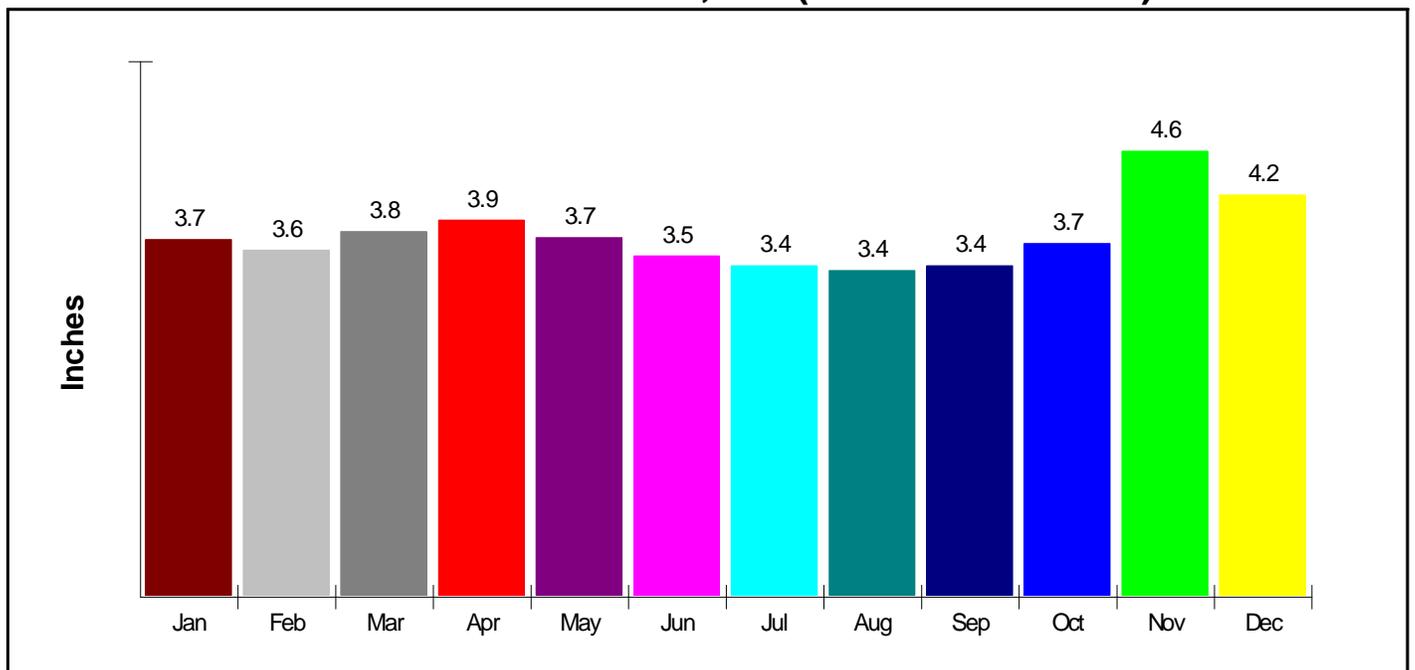
# Climate Information



## Temperature Measured at BEDFORD, MA (elevation = 160ft. )



## Average Precipitation Measured at BEDFORD, MA (elevation = 160ft. )



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## Houses of Worship

# LEXINGTON

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# Houses of Worship



## Houses of Worship

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**FIRST BAPTIST CHURCH**

1580 MASSACHUSETTS AVE, LEXINGTON, MA 02420

**Denomination:** Baptist Churches**Phone:** (781)862-9050**Distance from Subject:** 0.20 miles

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**CHRISTIAN SCIENCE READING ROOMS**

10 MUZZEY ST, LEXINGTON, MA 02421

**Denomination:** Christian Science Churches**Phone:** (781)862-4717**Distance from Subject:** 0.20 miles

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**CHURCH OF OUR REDEEMER**

6 MERIAM ST, LEXINGTON, MA 02420

**Denomination:** Episcopal Churches**Phone:** (781)862-6408**Distance from Subject:** 0.30 miles

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**SAINT NICHOLAS GREEK ORTHODOX CHURCH**

17 MERIAM ST, LEXINGTON, MA 02420

**Denomination:** Greek Orthodox Churches**Phone:** (781)862-9693**Distance from Subject:** 0.40 miles

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**1ST PARISH IN LEXINGTON**

HARRINGTON RD, LEXINGTON, MA 02420

**Denomination:** Unitarian Universal Fellowship**Phone:** (781)862-8200**Distance from Subject:** 0.50 miles

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**HANCOCK CHURCH WK NURSERY**

1912 MASSACHUSETTS AVE, LEXINGTON, MA 02421

**Denomination:** Churches of Christ**Phone:** (781)862-1742**Distance from Subject:** 0.50 miles

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**ST BRIGID'S PARISH**

2001 MASSACHUSETTS AVE, LEXINGTON, MA 02421

**Denomination:** Churches, Denomination Unknown**Phone:** (781)862-0335**Distance from Subject:** 0.50 miles

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**GRACE CHAPEL NURSERY SCHOOL**

59 WORTHEN RD, LEXINGTON, MA 02421

**Denomination:** Churches, Inter-Denominational**Phone:** (781)863-5095**Distance from Subject:** 0.60 miles

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**GRACE CHAPEL**

3 MILITIA DR, LEXINGTON, MA 02421

**Denomination:** Churches, Denomination Unknown**Phone:** (781)862-8351**Distance from Subject:** 0.70 miles

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**TEMPLE ISAIAH OF LEXINGTON**

55 LINCOLN ST, LEXINGTON, MA 02421

**Denomination:** Jewish Synagogues**Phone:** (781)862-7160**Distance from Subject:** 0.70 miles

# Houses of Worship



## Houses of Worship

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**CHRISTIAN SCIENCE CHURCHES**

19 FOREST, LEXINGTON, MA 02420

**Denomination:** Christian Science Churches**Phone:** (781)862-3595**Distance from Subject:** 0.80 miles

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**PILGRIM NURSERY SCHOOL**

55 COOLIDGE AVE, LEXINGTON, MA 02420

**Denomination:** Churches of Christ**Phone:** (781)862-0357**Distance from Subject:** 1.00 miles

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**AQUARIAN TRUTH CENTER OF LIGHT**

200 E EMERSON RD, LEXINGTON, MA 02420

**Denomination:** Churches, Denomination Unknown**Phone:** (617)269-4802**Distance from Subject:** 1.10 miles

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**TRINITY COVENANT CHURCH**

7 CLEMATIS RD, LEXINGTON, MA 02421

**Denomination:** Covenant & Evangelical Churches**Phone:** (781)861-0780**Distance from Subject:** 1.30 miles

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**ST JOHN'S KOREAN UNITED MTHDST**

2600 MASSACHUSETTS AVE, LEXINGTON, MA 02421

**Denomination:** Methodist Churches**Phone:** (781)861-7799**Distance from Subject:** 1.30 miles



## County Facts

# LEXINGTON

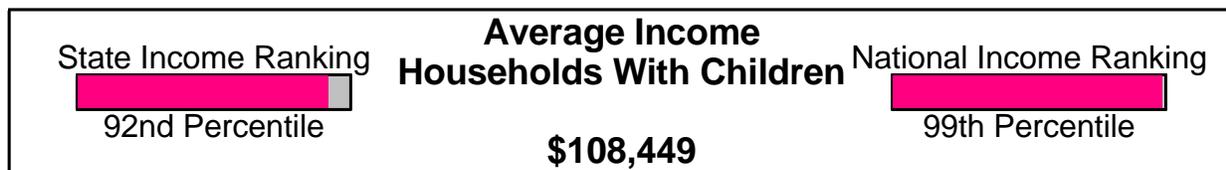
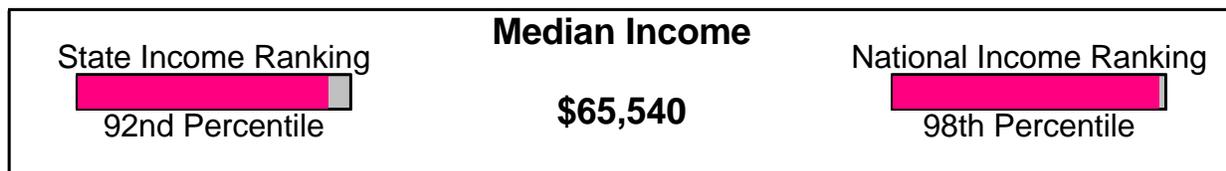
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# County Facts

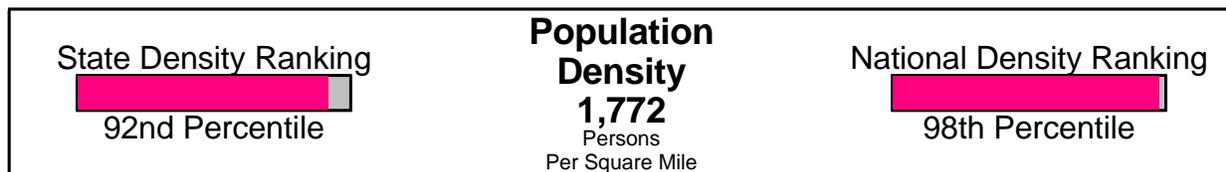


## Income For Middlesex County



## Population For Middlesex County

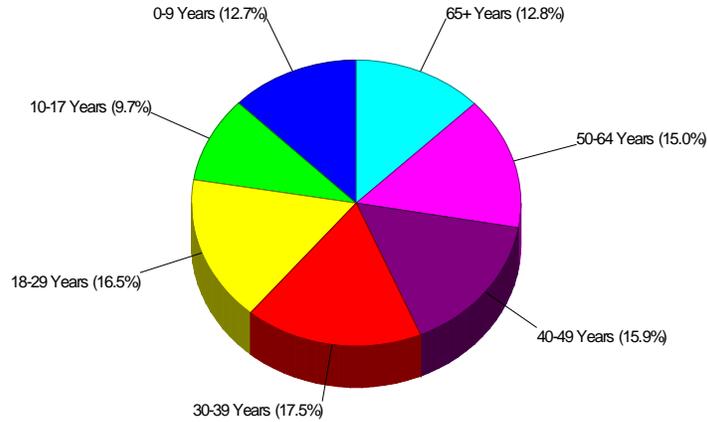
**Population = 1,459,011**  
**Land Area = 823.5 Square Miles**



# County Facts

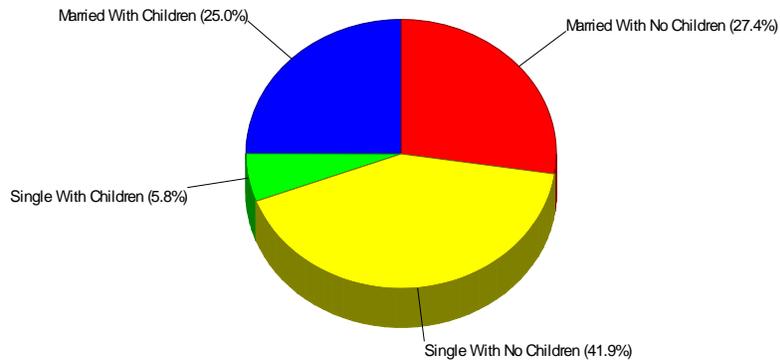


## Age Breakdown For Middlesex County Average Age = 36.5 Years



## Household Characteristics For Middlesex County

**52.3% Married**  
**30.7% With Children**



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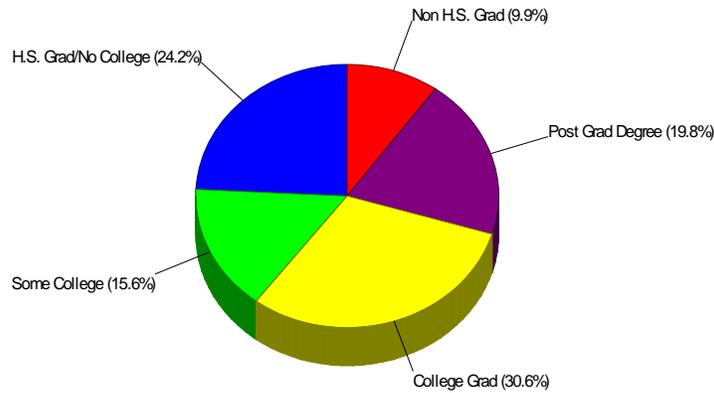


# County Facts



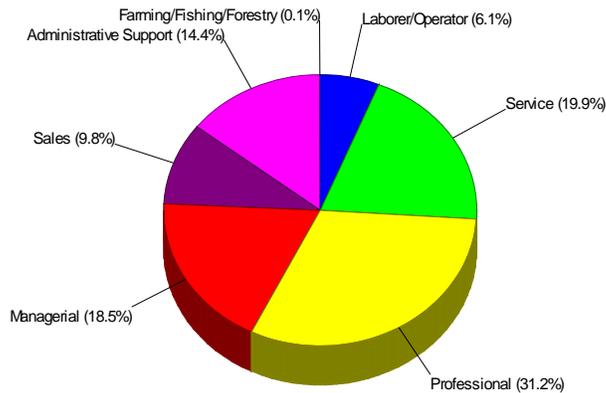
## Adult Education Level For Middlesex County

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



## Employment For Middlesex County

**Average Travel Time To Work = 29.7 Minutes**



**Occupation**

Prepared by Serene Knell, BROKER, REALTOR®





## State Facts

# LEXINGTON

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# State Facts



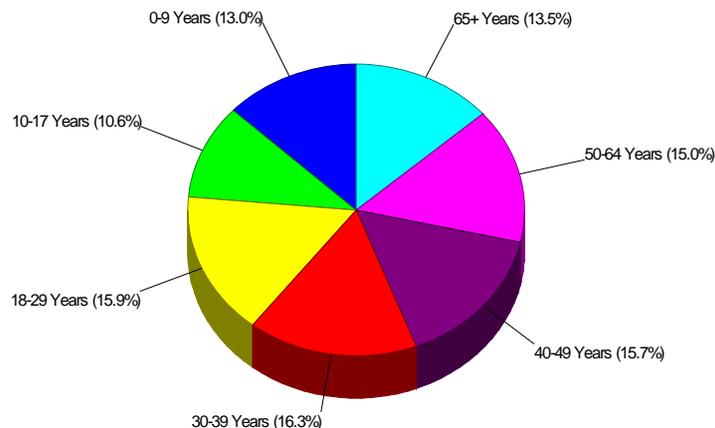
## General Facts For Massachusetts



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

## Age Breakdown For Massachusetts

**Average Age = 36.6 Years**



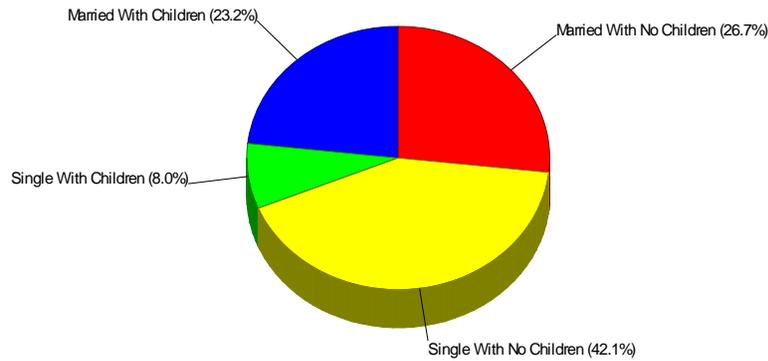
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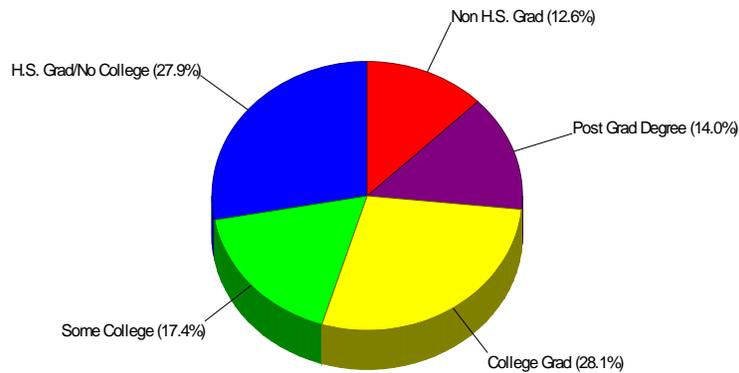
## Household Characteristics For Massachusetts

**49.9% Married**  
**31.2% With Children**



## Adult Education Level For Massachusetts

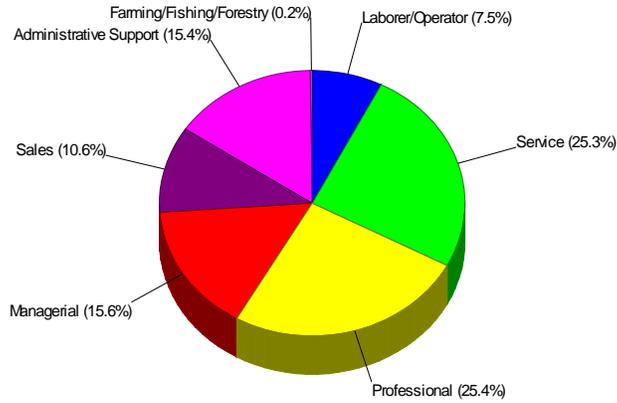
**87.4% High School Graduates**  
**42.1% College Graduates**





## Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation