



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

Office: 978.726.0261

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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.

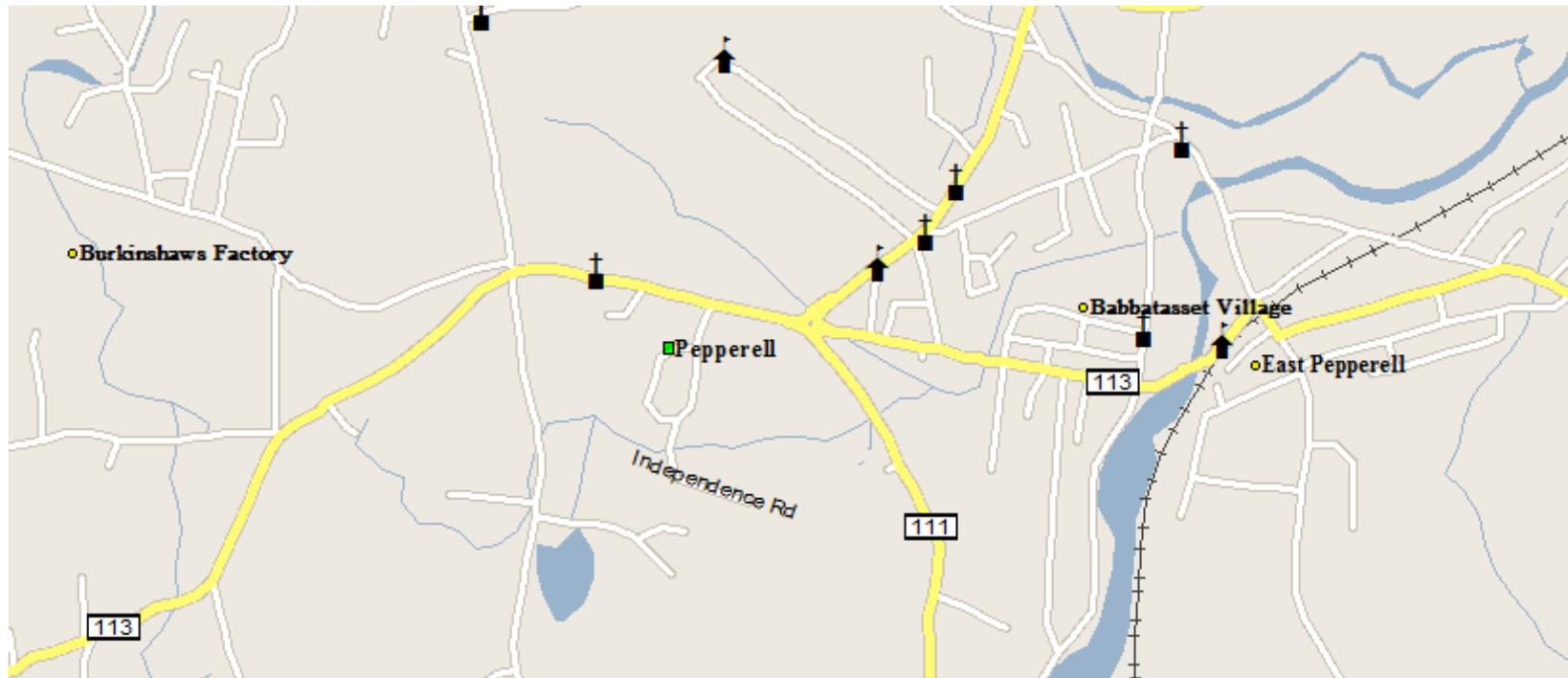
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





PEPPERELL, MA





Neighborhood Facts

PEPPERELL

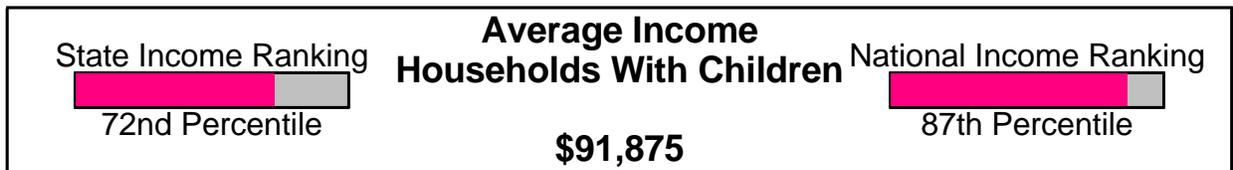
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Neighborhood Facts

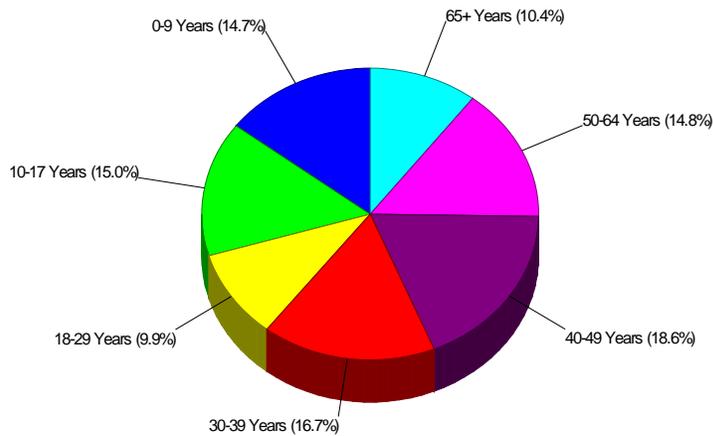


Income For Neighborhood Within Locality of Pepperell



Age Breakdown For Neighborhood Within Locality of Pepperell

Average Age = 36.9 Years



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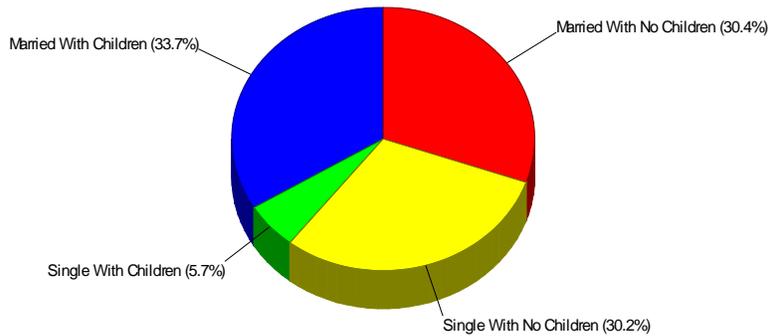


Neighborhood Facts



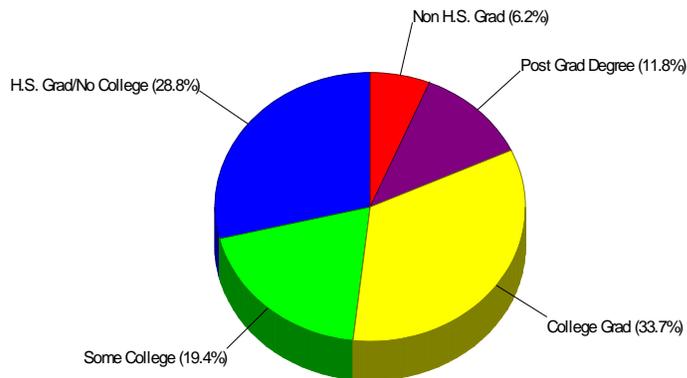
Household Characteristics For Neighborhood Within Locality of Pepperell

64.1% Married
39.4% With Children



Adult Education Level For Neighborhood Within Locality of Pepperell

93.8% High School Graduates
45.5% College Graduates



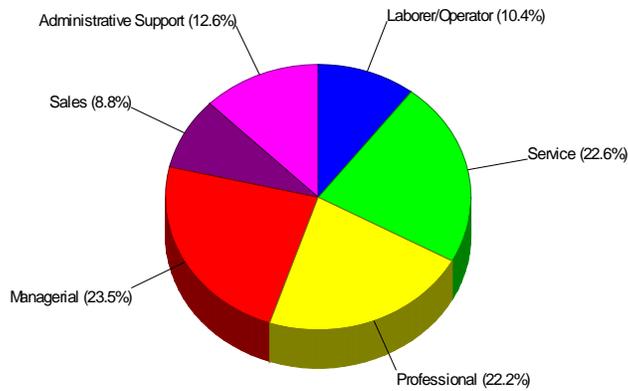
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Neighborhood Facts



Employment For Neighborhood Within Locality of Pepperell Average Travel Time To Work = 39.9 Minutes



Occupation





Area Facts

PEPPERELL

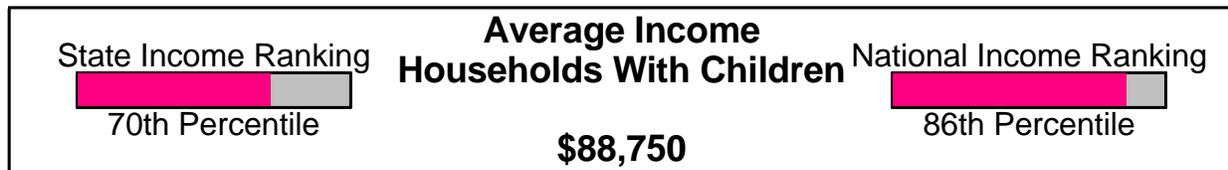
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Area Facts

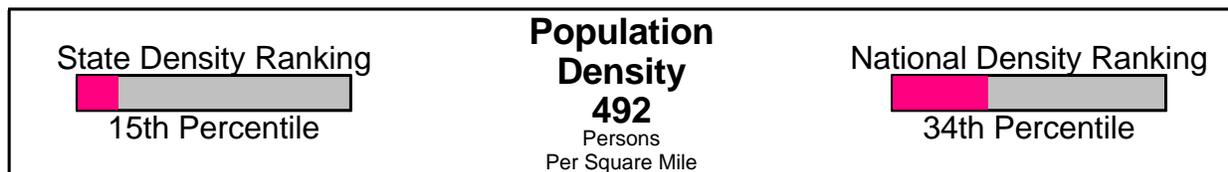


Income For Town of Pepperell



Population For Town of Pepperell

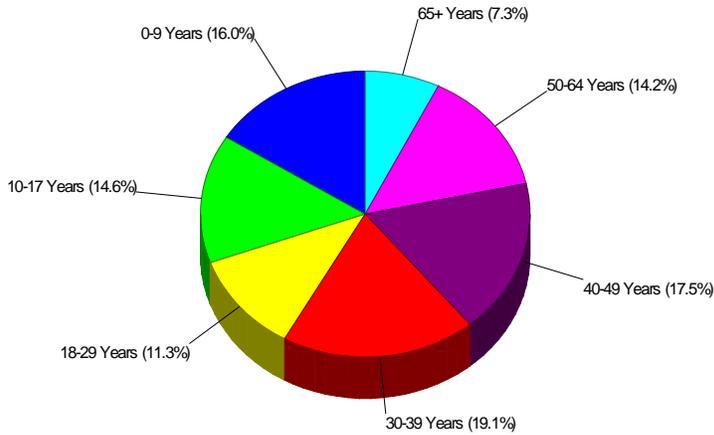
Population = 11,093
Land Area = 22.6 Square Miles



Area Facts

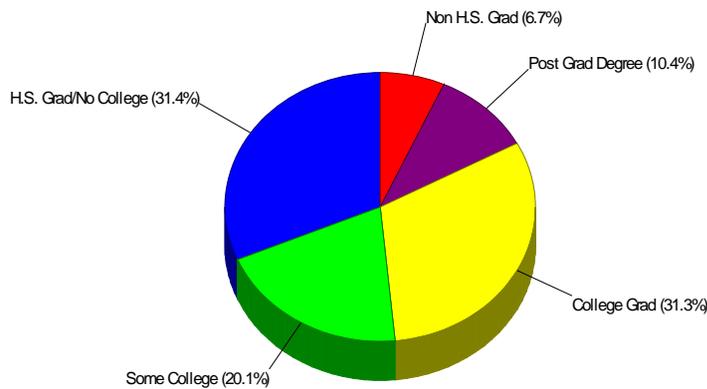


Age Breakdown For Town of Pepperell Average Age = 35.0 Years



Adult Education Level For Town of Pepperell

93.3% High School Graduates
41.7% College Graduates



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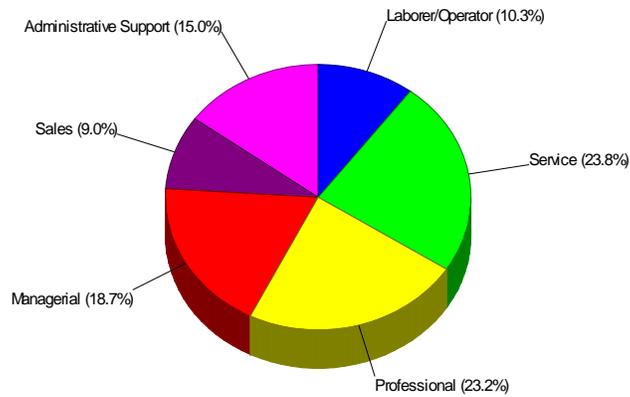


Area Facts



Employment For Town of Pepperell

Average Travel Time To Work = 37.6 Minutes



Occupation





School Information

PEPPERELL

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School Information



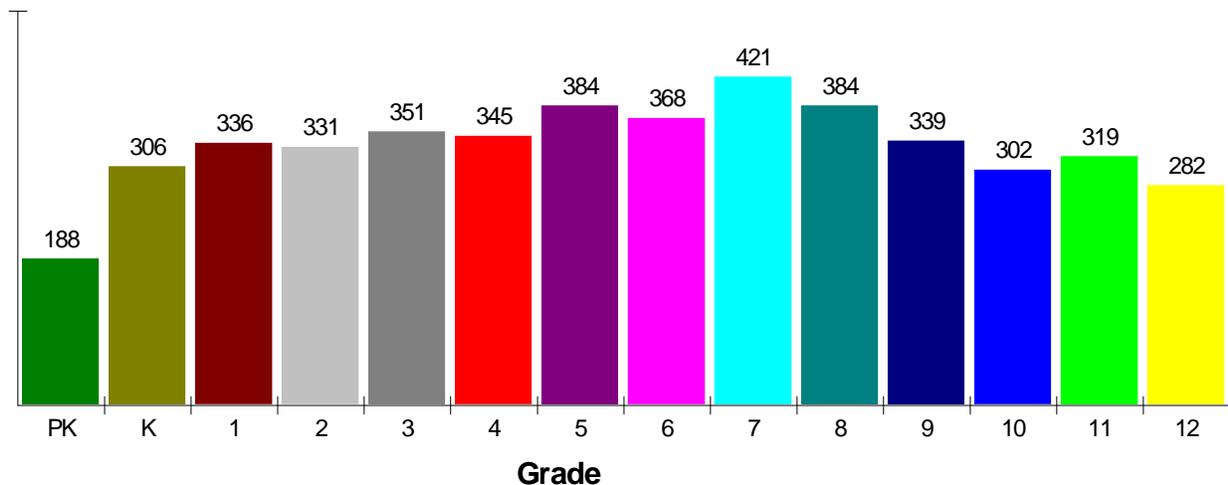
General Facts FOR NORTH MIDDLESEX

NORTH MIDDLESEX
23 MAIN STREET
TOWNSEND, MA 01469

Type:	(978)597-8713	Supervisory Union Admin Center
Grade Range:		PK - 12
Schools:		8
Teacher:		326
Students:		4,656
Student/Teacher Ratio:		14.3 To 1
Student/Librarian Ratio:		582.0 To 1
Secondary Student/Guidance Ratio:		207.0 To 1

Student Enrollment By Grade FOR NORTH MIDDLESEX

Total Enrollment = 4,656



National Enrollment Ranking: 1,918 of 15,679 (87th Percentile)

State Enrollment Ranking: 46 of 354 (87th Percentile)

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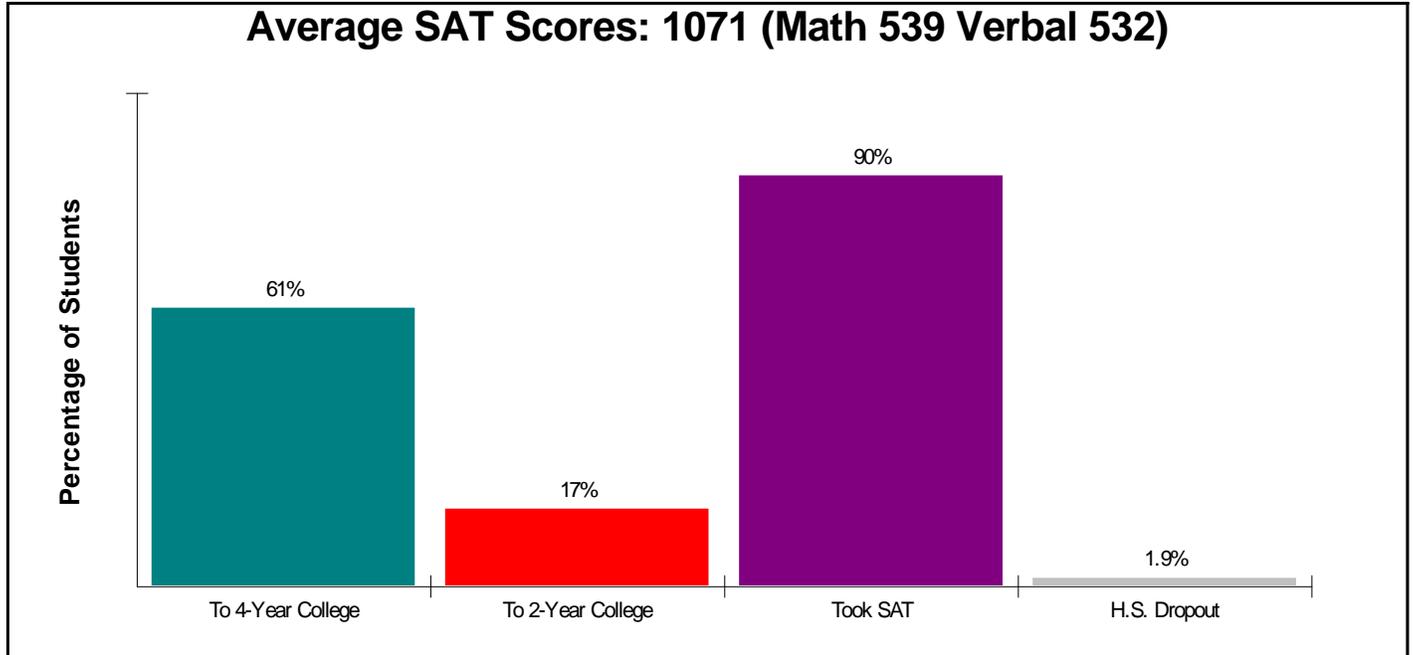


School Information



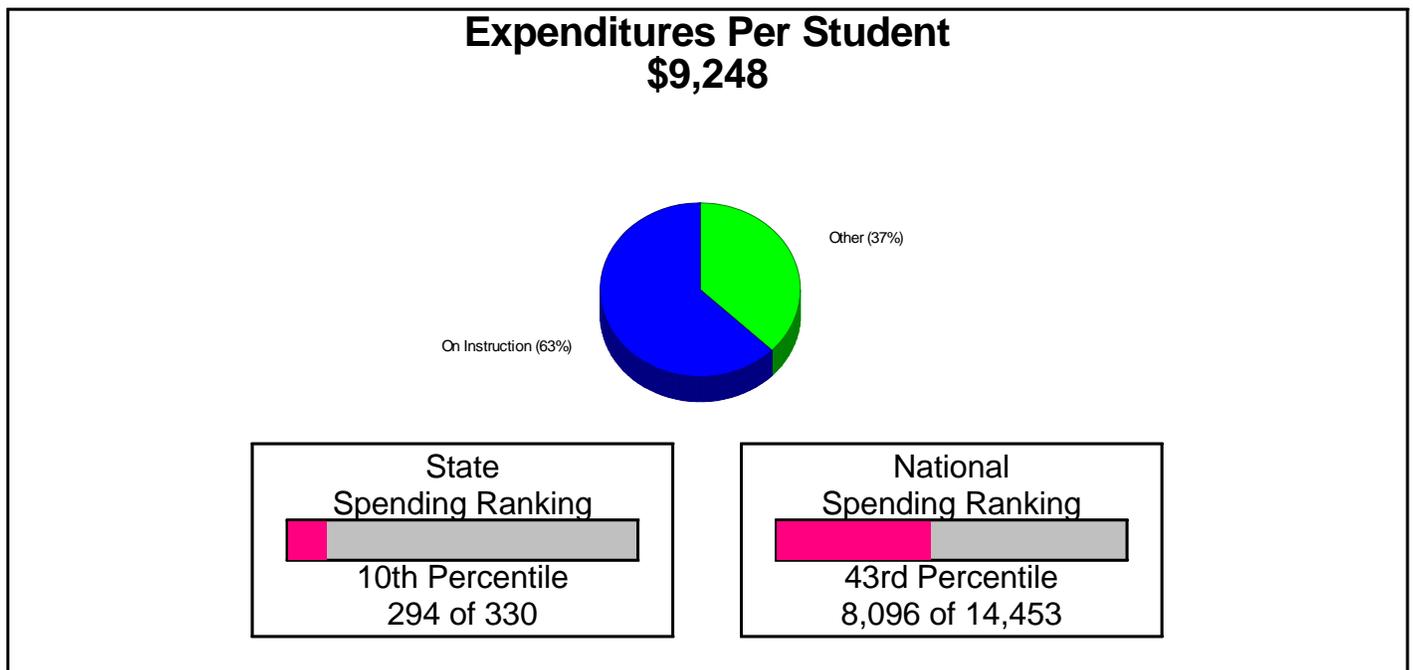
High School Statistics FOR NORTH MIDDLESEX

Average SAT Scores: 1071 (Math 539 Verbal 532)



School Expenditures FOR NORTH MIDDLESEX

Expenditures Per Student
\$9,248

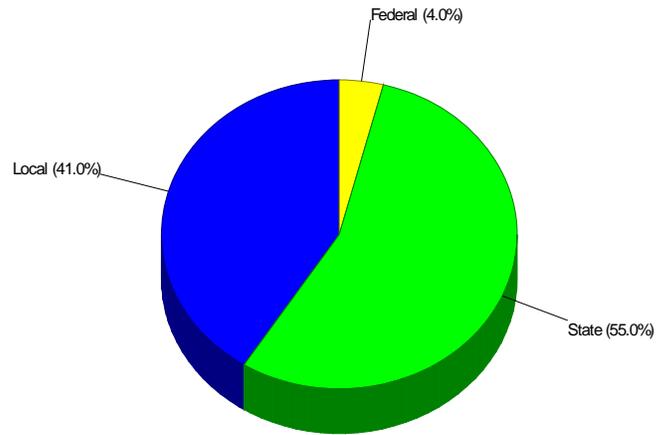


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School Funding FOR NORTH MIDDLESEX



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School Information



Public Schools for District

VARNUM BROOK

10 HOLLIS STREET, PEPPERELL, MA 01463

Distance from Subject: 0.2 Miles

Student/Teacher Ratio: 13.4 to 1

Mascot: Eagles

School Type: Regular

Students/Teachers: 482/36

School Colors : Gold & Navy

Phone: (978)433-6722

Grades: 3 - 5

NISSITISSIT MIDDLE SCHOOL

33 CHACE AVENUE, PEPPERELL, MA 01463

Distance from Subject: 0.5 Miles

Student/Teacher Ratio: 13.1 to 1

School Type: Regular

Students/Teachers: 549/42

Phone: (978)433-0114

Grades: 6 - 8

PETER FITZPATRICK

MAIN STREET, PEPPERELL, MA 01463

Distance from Subject: 0.7 Miles

Student/Teacher Ratio: 15.5 to 1

School Type: Regular

Students/Teachers: 572/37

School Colors : Kelly Green & White

Phone: (978)433-2787

Grades: PK - 2

NORTH MIDDLESEX REG

19 MAIN STREET, TOWNSEND, MA 01469

Distance from Subject: 3.9 Miles

Student/Teacher Ratio: 16.1 to 1

Mascot: Patriots

Average SAT: 1071 (Math 539 Verbal 532)

Students Taking SAT: 90.0%

School Type: Regular

Students/Teachers: 1,220/76

School Colors : Royal & Red

Graduates To 2-Year College: 17.0%

Graduates To 4-Year College: 61.0%

Phone: (978)597-8721

Grades: 9 - 12

HAWTHORNE BROOK

64 BROOKLINE RD, TOWNSEND, MA 01469

Distance from Subject: 5.6 Miles

Student/Teacher Ratio: 12.5 to 1

School Type: Regular

Students/Teachers: 576/46

School Colors : Royal & White

Phone: (978)597-6914

Grades: 6 - 8

SQUANNACOOK

66 BROOKLINE RD, TOWNSEND, MA 01469

Distance from Subject: 5.7 Miles

Student/Teacher Ratio: 12.0 to 1

School Type: Regular

Students/Teachers: 396/33

School Colors : Gold & Royal

Phone: (978)597-3085

Grades: 3 - 5



School Information



Public Schools for District

SPAULDING MEMORIAL

1 WHITCOMB STREET, TOWNSEND, MA 01469

Distance from Subject: 6.3 Miles

Student/Teacher Ratio: 13.8 to 1

Mascot: Eaglets

School Type:

Students/Teachers:

School Colors :

Regular

429/31

Royal & White

Phone: (978)597-0380

Grades: PK - 2

ASHBY ELEMENTARY SCHOOL

MAIN STREET, ASHBY, MA 01431

Distance from Subject: 12.7 Miles

Student/Teacher Ratio: 10.5 to 1

School Type:

Students/Teachers:

School Colors :

Regular

252/24

Royal & White

Phone: (978)386-7266

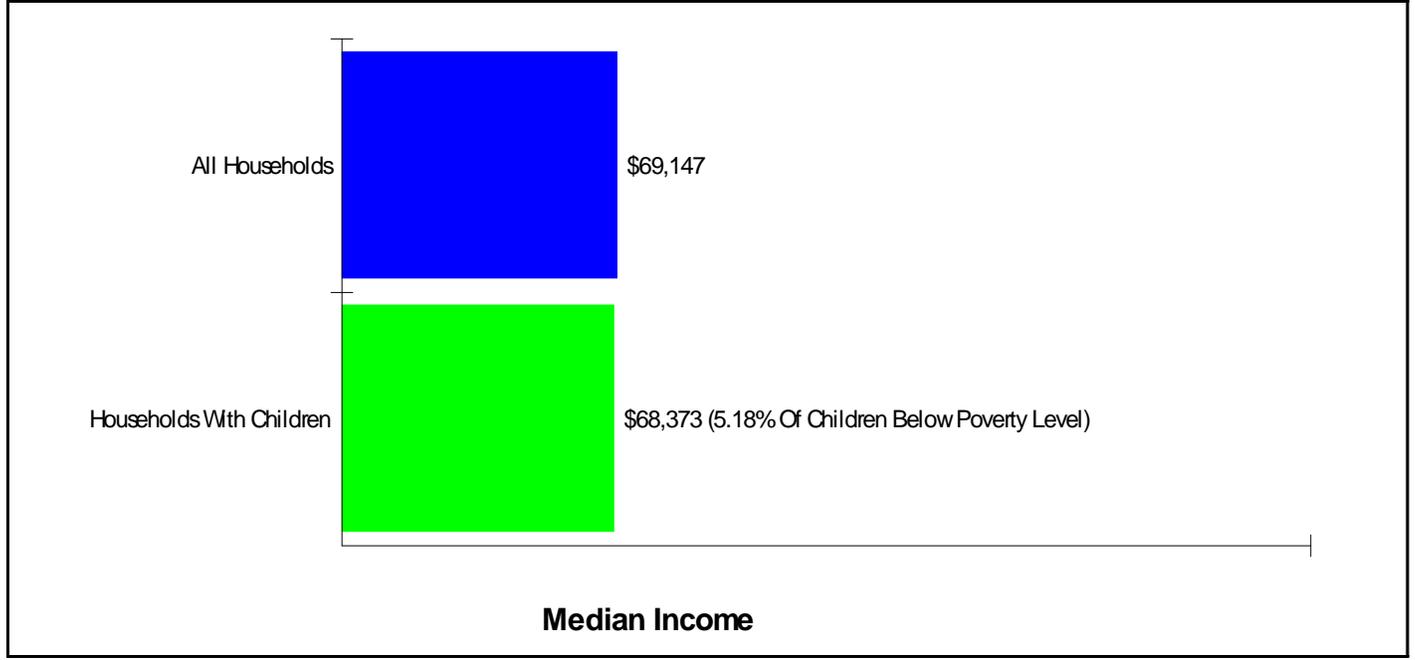
Grades: K - 5



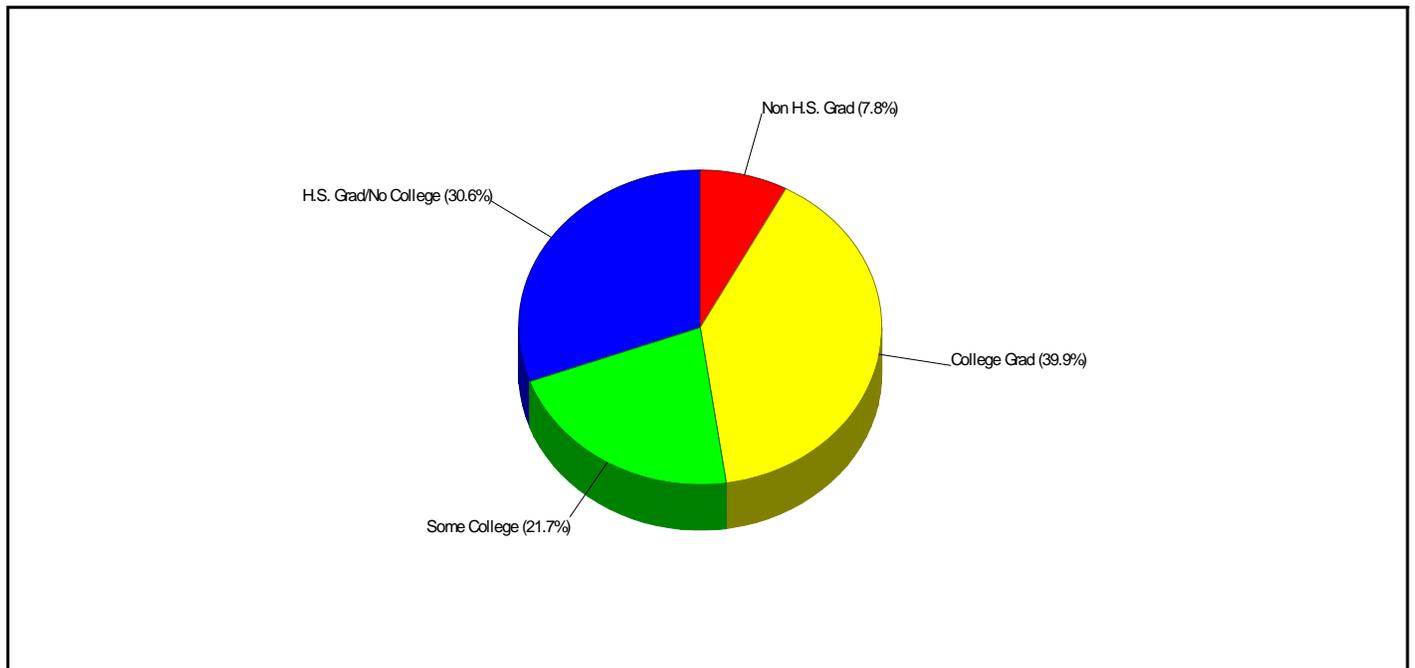
School Information



Income FOR NORTH MIDDLESEX



Parent Education Level FOR NORTH MIDDLESEX



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School Information



Private Schools

Private School Enrollment= 11.25% within School District

MAPLEDENE ELEMENTARY

83 HOLLIS ST., PEPPERELL, MA 01463

Distance from Subject: 1.1 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

CHILDREN'S EXTENDED CARE

22 HILLSIDE AVE, GROTON, MA 01450

Distance from Subject: 3.8 Miles

Affiliation: Nonsectarian

Students: 38

Enrollment By Grade: UG-38

Phone: (978)448-3388

Grades: Ungraded

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 4.8 to 1

RAINBOW PRESCHOOL - CHILD CARE

Distance from Subject: 3.9 Miles

Affiliation: Nonsectarian

Students: 140

Enrollment By Grade: PK-130 K-10

Phone: (978)597-6577

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 0.5 to 1

MARY MCLEOD BETHUNE INSTITUTE

15 SQUANNA COOK DR, GROTON, MA 01450

Distance from Subject: 3.9 Miles

Affiliation: Nonsectarian

Students: 100

Enrollment By Grade: 3-25 4-15 5-10 6-17 7-15 8-5 9-5 10-2 11-3

Phone: (781)935-2400

Grades: 3 - 12

School Type: Alternative

Gender: All-Female

Student/Teacher Ratio: 40.0 to 1

HOLLIS ACADEMY FOR CHILDREN

HOLLIS, NH 03049

Distance from Subject: 4.0 Miles

Affiliation: Nonsectarian

Students: 56

Enrollment By Grade: PK-38 K-18

Phone: (603)465-7005

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 6.9 to 1



School Information



Private Schools

Private School Enrollment= 11.25% within School District

GROTON SCHOOL

Farmers Row PO Box 991, GROTON, MA 01450

Distance from Subject: 4.3 Miles

Affiliation: Episcopal

Students: 346

Student/ Homeroom Ratio: 23.1

School Colors: Black & White

Enrollment By Grade: 8-27 9-70 10-89 11-86 12-74

Phone: (978)448-7642

Grades: 8 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.3 to 1

Mascot: Zebras

LAWRENCE ACADEMY

POWDER HOUSE RD, GROTON, MA 01450

Distance from Subject: 4.4 Miles

Affiliation: Nonsectarian

Students: 382

Enrollment By Grade: 9-81 10-108 11-103 12-90

Phone: (978)448-6535

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.0 to 1

COUNTRY DAY SCHOOL OF HOLY UNION

14 Main St Box 993, GROTON, MA 01450

Distance from Subject: 4.7 Miles

Affiliation: Roman Catholic

Students: 236

Student/ Homeroom Ratio: 23.6

School Colors: Navy & Gold

Enrollment By Grade: PK-26 K-26 1-26 2-25 3-26 4-25 5-24 6-25 7-17 8-16

Phone: (978)448-5646

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 17.1 to 1

GROTON COMMUNITY SCHOOL

Distance from Subject: 5.0 Miles

Affiliation: Nonsectarian

Students: 195

Enrollment By Grade: PK-179 K-16

Phone: (978)448-6179

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.9 to 1

BROOKLINE EARLY LEARNING CENTER

Distance from Subject: 5.6 Miles

Affiliation: Nonsectarian

Students: 28

Enrollment By Grade: PK-15 K-13

Phone: (603)672-0049

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 13.0 to 1



Housing Information

PEPPERELL

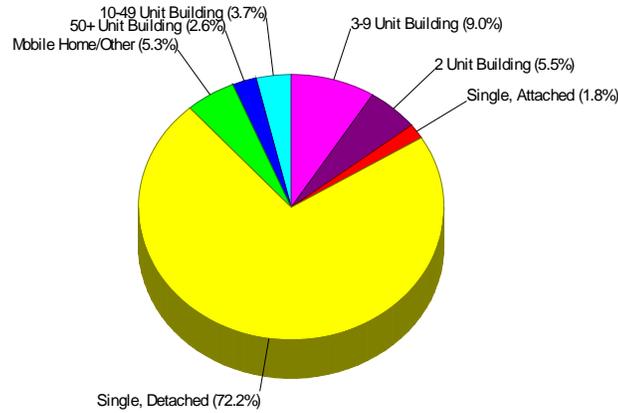
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Housing Characteristics For Neighborhood Within Locality of Pepperell

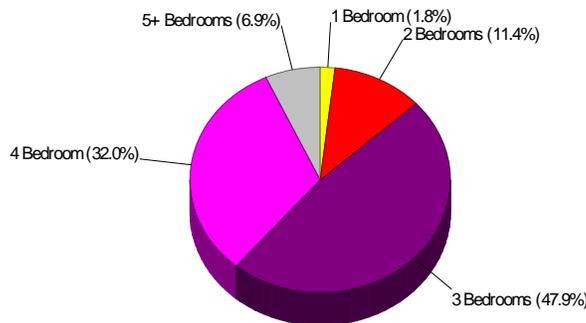
Average Age of Housing 20 years



Type of Dwelling

Home Ownership For Neighborhood Within Locality of Pepperell

Owner Occupied Households = 80.9%
Median Housing Value = \$321,770
Median Number of Bedrooms = 3



Home Size Breakdown



Housing Information



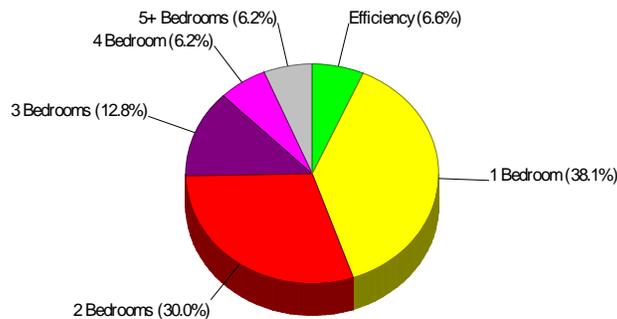
Rental

For Neighborhood Within Locality of Pepperell

Renter Occupied Households = 19.1%

Median Monthly Rent = \$482

Median Number of Bedrooms = 2

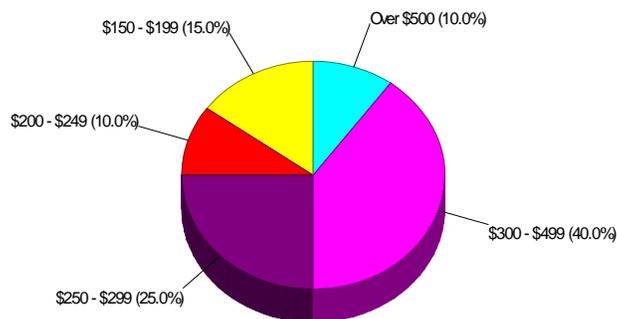


Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$296,000

Average Price = \$325,450



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

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Crime Information

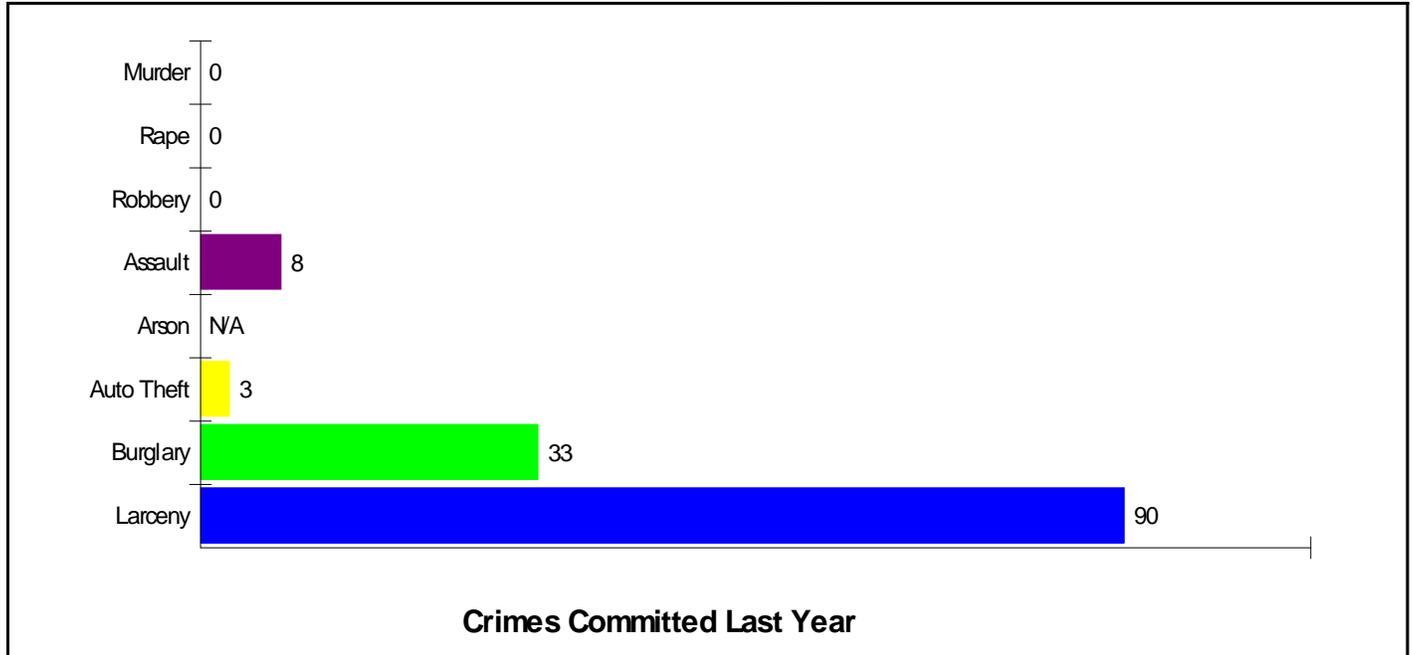
PEPPERELL

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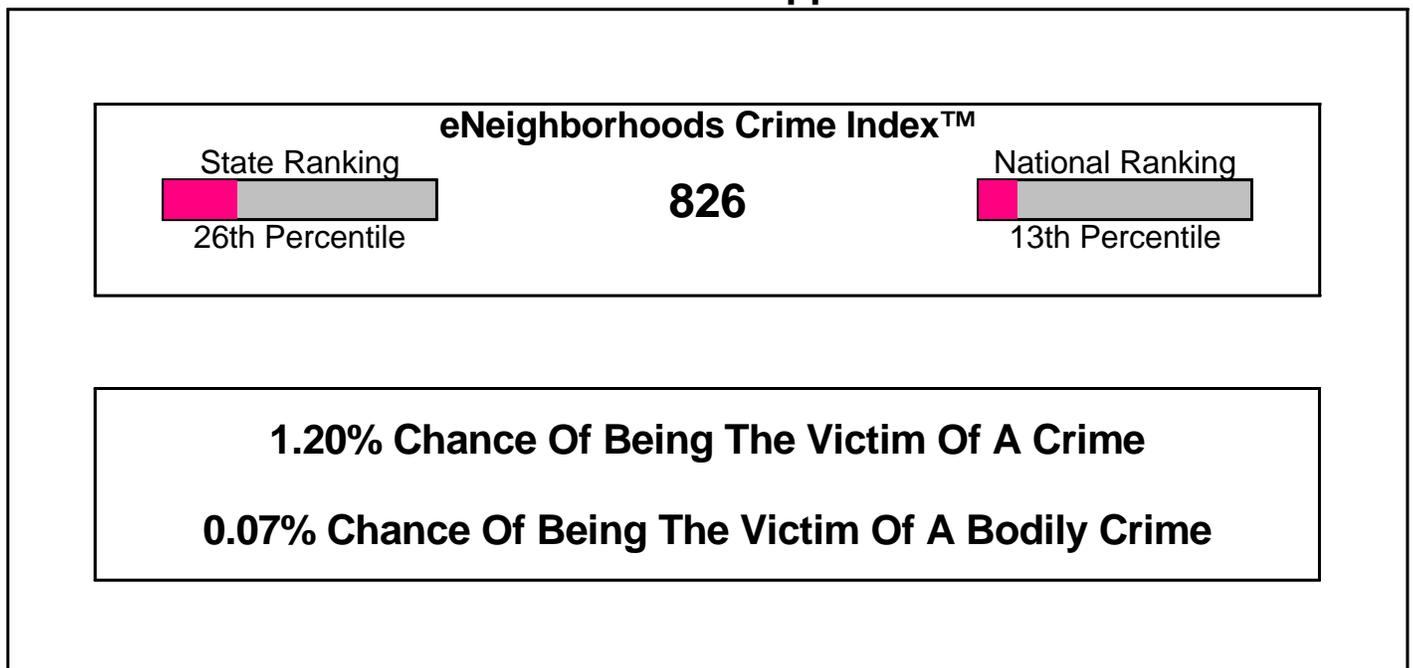




Crime Incidents For Town of Pepperell



Crime Index For Town of Pepperell





Climate Information

PEPPERELL

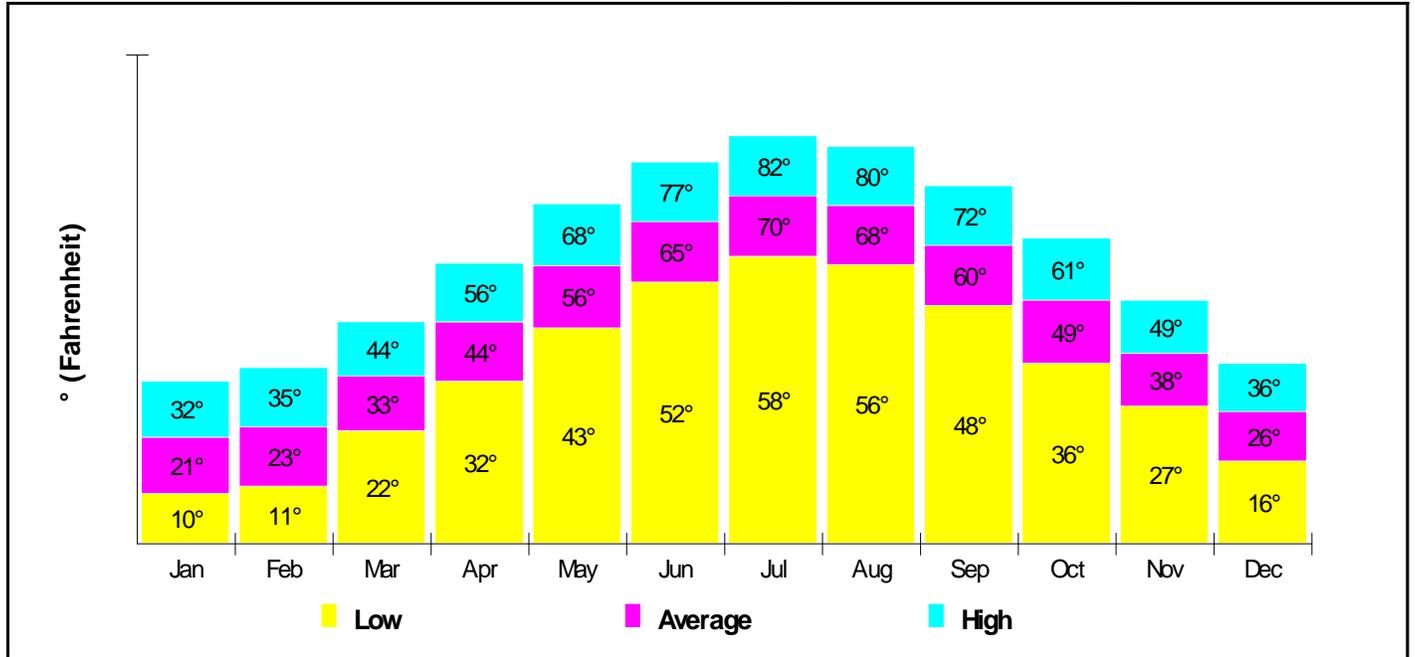
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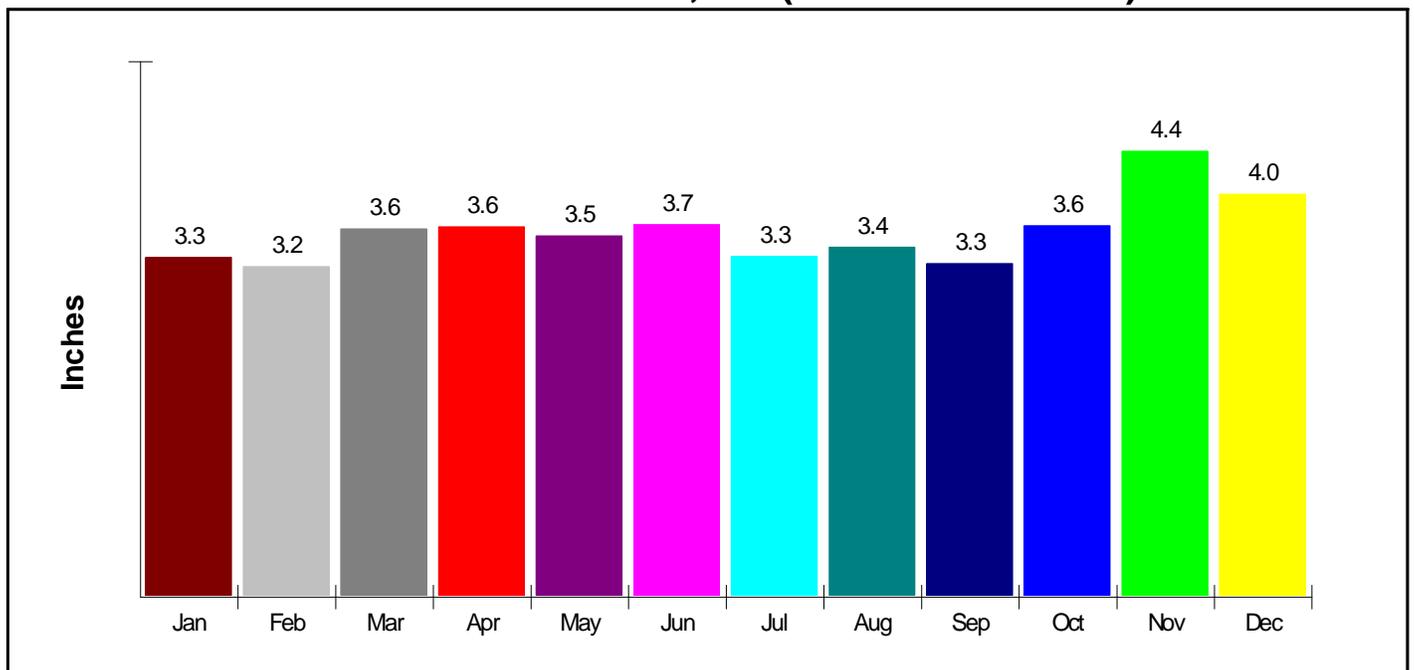
Climate Information



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



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



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Houses of Worship

PEPPERELL

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Houses of Worship



Houses of Worship

CHURCH OF THE HOLY SPIRIT 1 TUCKER ST, PEPPERELL, MA 01463 Denomination: Episcopal Churches	Phone: (978)433-5070 Distance from Subject: 0.30 miles
PEPPERELL CHRISTIAN FELLOWSHIP 17 MAIN ST, PEPPERELL, MA 01463 Denomination: Churches, Denomination Unknown	Phone: (978)433-9948 Distance from Subject: 0.30 miles
GRACE BAPTIST CHURCH 26 HOLLIS ST, PEPPERELL, MA 01463 Denomination: Baptist Churches	Phone: (978)433-2098 Distance from Subject: 0.40 miles
PEPPERELL UNITED METHODIST CH 2 CHAPEL PL, PEPPERELL, MA 01463 Denomination: Methodist Churches	Phone: (978)433-2185 Distance from Subject: 0.60 miles
PEPPERELL CHRISTIAN FELLOWSHIP 23 GROTON ST, PEPPERELL, MA 01463 Denomination: Churches, Denomination Unknown	Phone: (978)433-6360 Distance from Subject: 0.70 miles
UNITED METHODIST CHURCH CHAPEL HL, PEPPERELL, MA 01463 Denomination: Methodist Churches	Phone: (978)433-6892 Distance from Subject: 0.70 miles
COMMUNITY CHURCH SOC TOWNSEND RD, PEPPERELL, MA 01463 Denomination: Community Churches	Phone: (978)433-2055 Distance from Subject: 0.70 miles
FAITH WORSHIP CENTER 2 LOMAR PARK, PEPPERELL, MA 01463 Denomination: Assembly of God Churches	Phone: (978)433-6431 Distance from Subject: 1.20 miles
KINGDOM HALL OF JEHOVAHS WITNESSES 141 SOUTH RD, PEPPERELL, MA 01463 Denomination: Jehovah's Witnesses	Phone: (978)433-3050 Distance from Subject: 2.60 miles
SAINT DAVID'S EPISCOPAL CHURCH 180 SOUTH RD, PEPPERELL, MA 01463 Denomination: Episcopal Churches	Phone: (978)433-8631 Distance from Subject: 2.80 miles



Houses of Worship



Houses of Worship

SHEPHERD OF THE VALLEY LUTHERAN CHURCH

673 CHICOPEE ROW, GROTON, MA 01450

Denomination: Lutheran Churches**Phone:** (978)448-6140**Distance from Subject:** 2.90 miles

FIRST BAPTIST CHURCH OF GROTON

365 N MAIN, GROTON, MA 01450

Denomination: Baptist Churches**Phone:** (978)448-6574**Distance from Subject:** 3.50 miles

UNION CONGREGATIONAL CHURCH

218 MAIN ST, GROTON, MA 01450

Denomination: Congregational Churches**Phone:** (978)448-5997**Distance from Subject:** 3.90 miles

HISTORICAL SOCIETY HARBOR CHR

80 MAIN ST, TOWNSEND, MA 01469

Denomination: Churches, Denomination Unknown**Phone:** (978)597-5215**Distance from Subject:** 4.20 miles

DUNSTABLE CONGREGATIONAL CHURCH

MAIN, DUNSTABLE, MA 01827

Denomination: Congregational Churches**Phone:** (978)649-6251**Distance from Subject:** 4.60 miles



County Facts

PEPPERELL

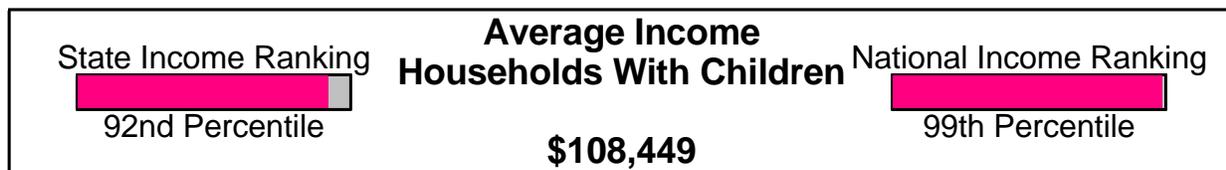
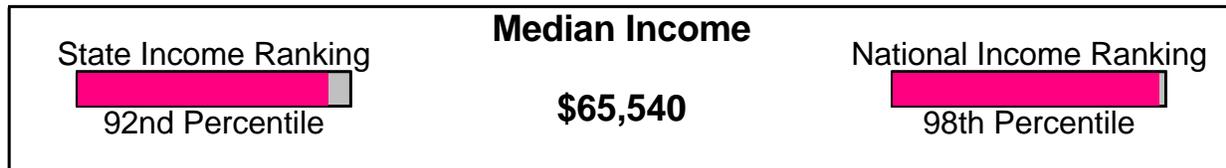
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County Facts

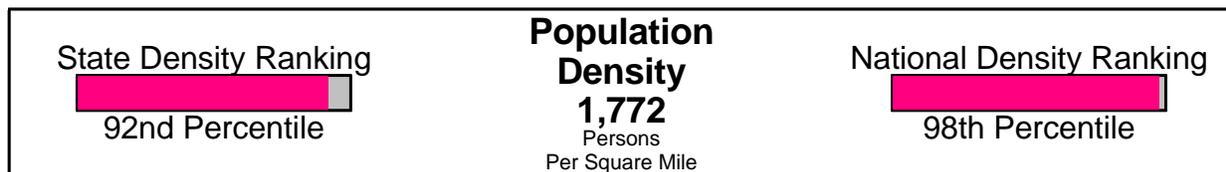


Income For Middlesex County



Population For Middlesex County

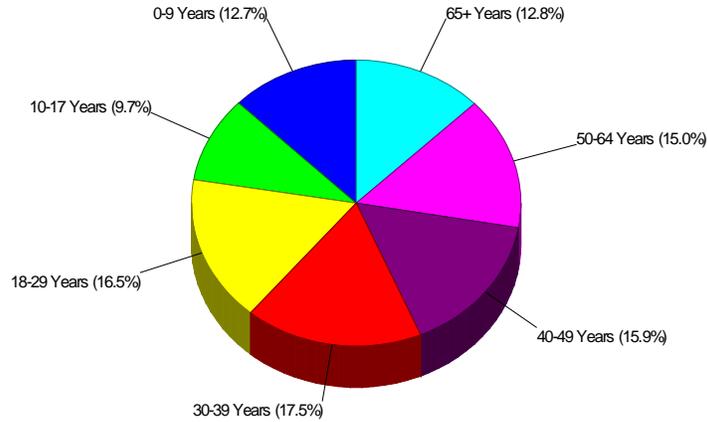
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

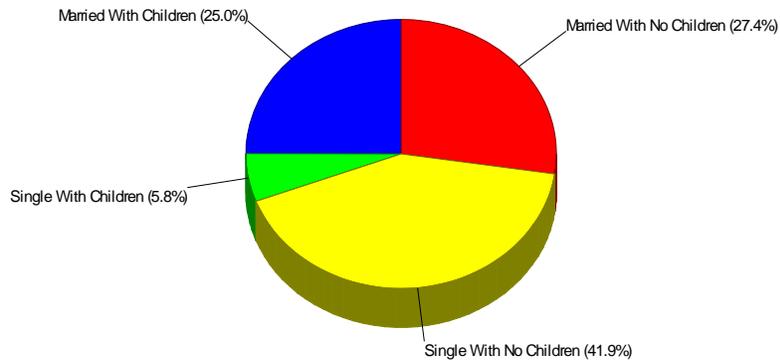


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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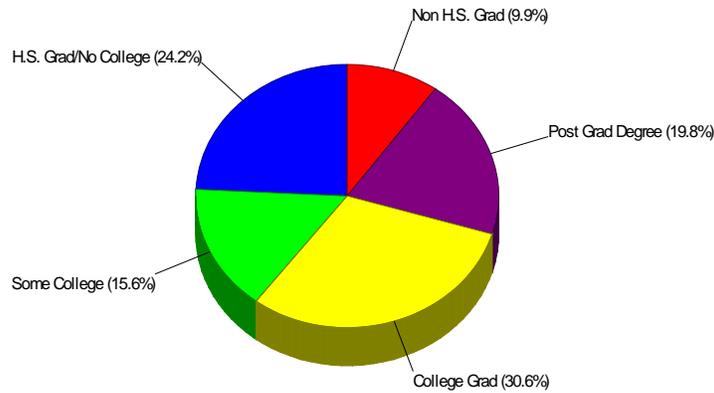


County Facts



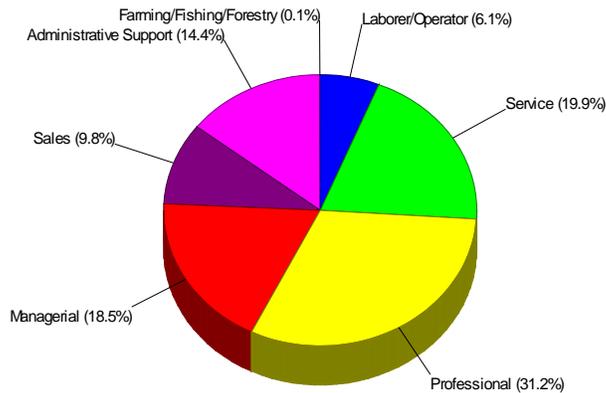
Adult Education Level For Middlesex County

**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

PEPPERELL

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State Facts



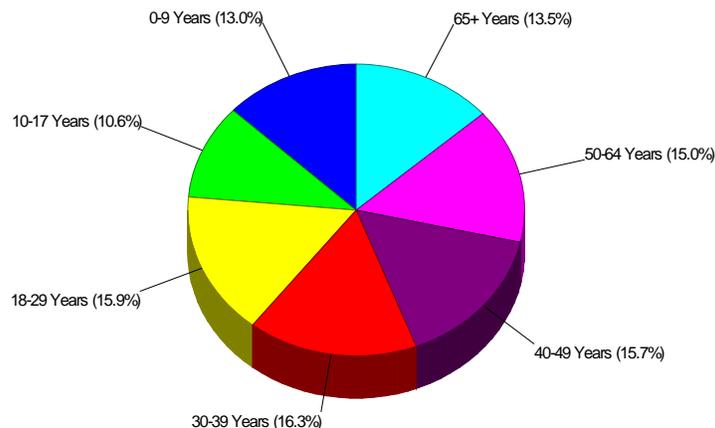
General Facts For Massachusetts



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



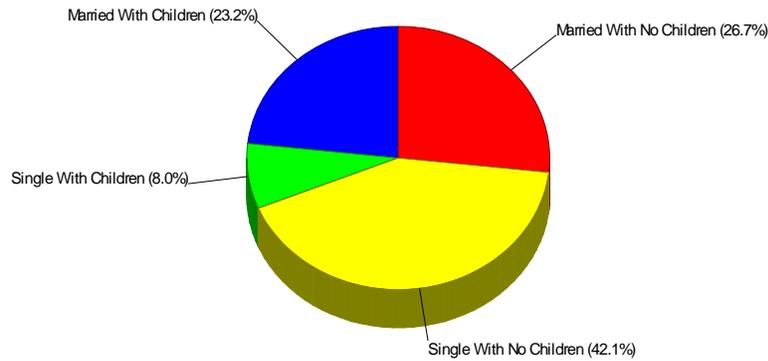
Prepared by Serene Knell, BROKER, REALTOR®





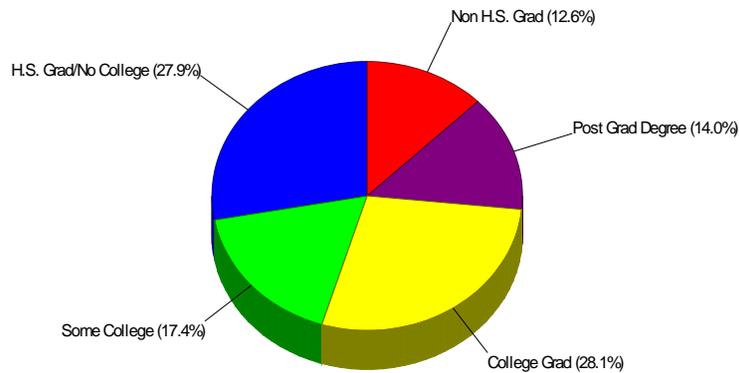
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

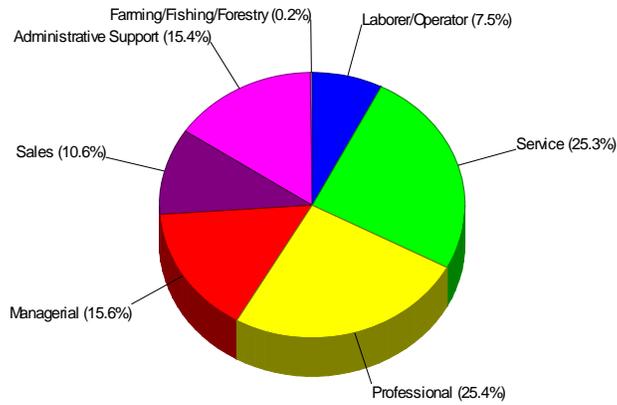
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation

