



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
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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.

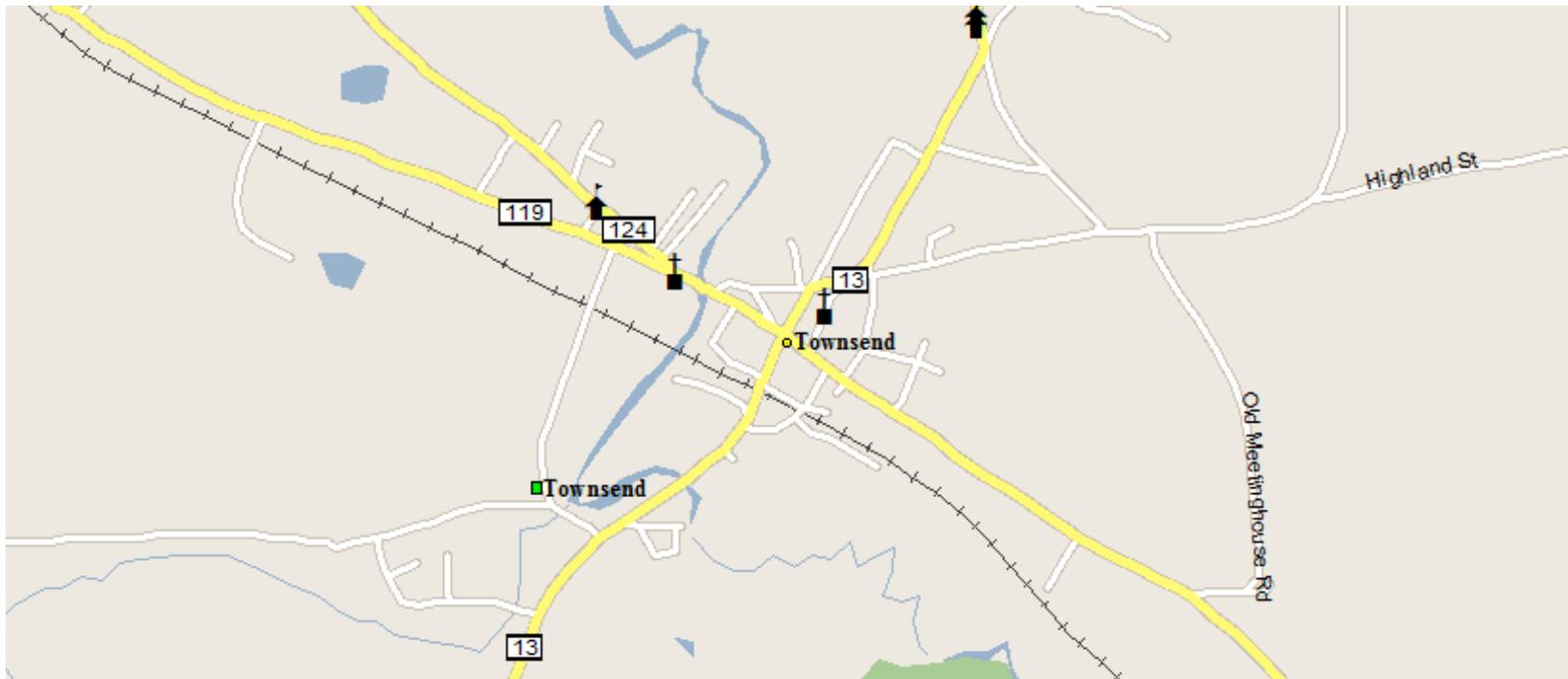
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





TOWNSEND, MA





Neighborhood Facts

TOWNSEND

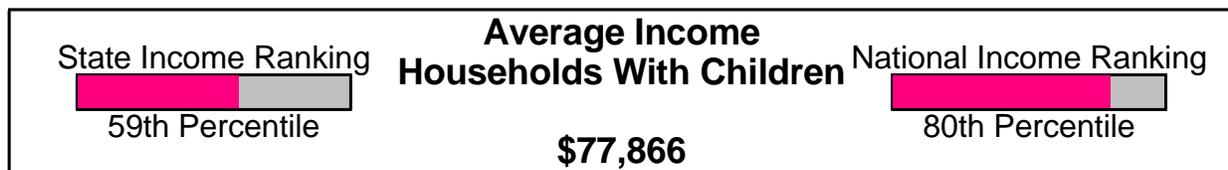
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Neighborhood Facts

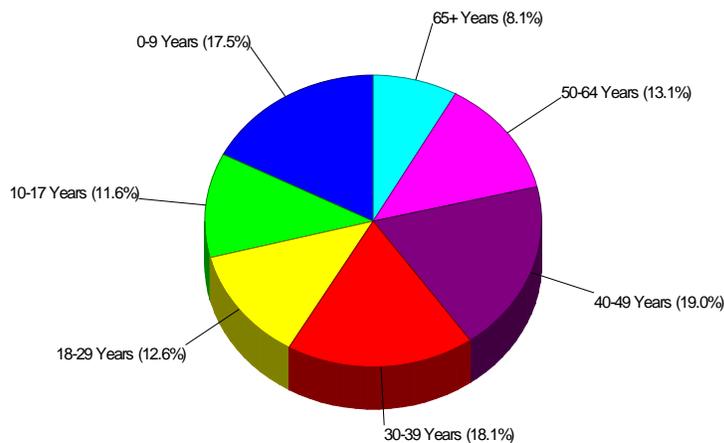


Income For Neighborhood Within Locality of Townsend



Age Breakdown For Neighborhood Within Locality of Townsend

Average Age = 35.1 Years



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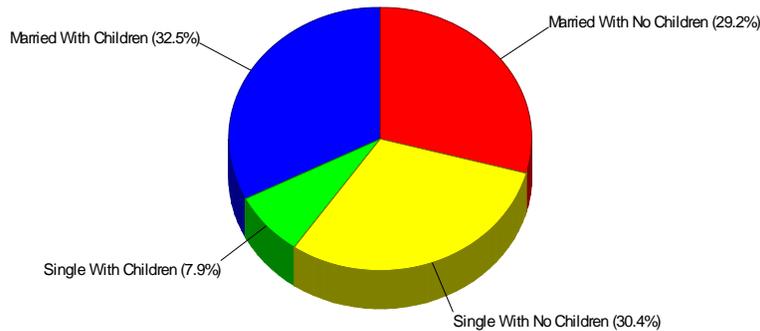


Neighborhood Facts



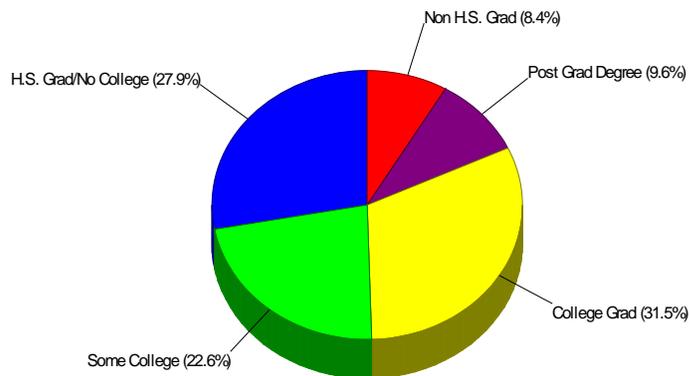
Household Characteristics For Neighborhood Within Locality of Townsend

61.7% Married
40.4% With Children



Adult Education Level For Neighborhood Within Locality of Townsend

91.6% High School Graduates
41.1% College Graduates



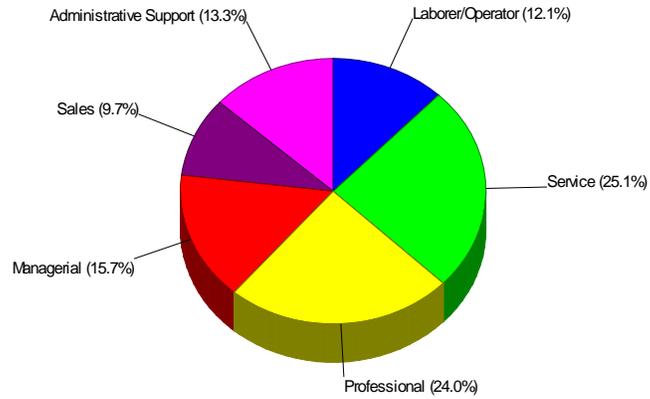
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Neighborhood Facts



Employment For Neighborhood Within Locality of Townsend Average Travel Time To Work = 39.7 Minutes



Occupation





Area Facts

TOWNSEND

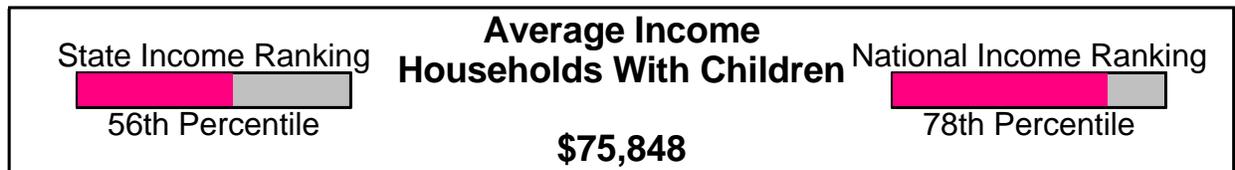
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Area Facts

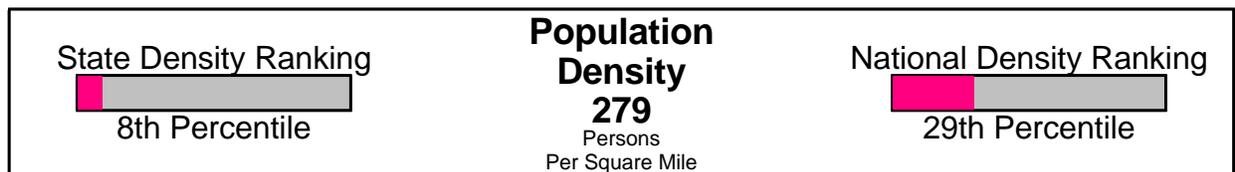


Income For Town of Townsend



Population For Town of Townsend

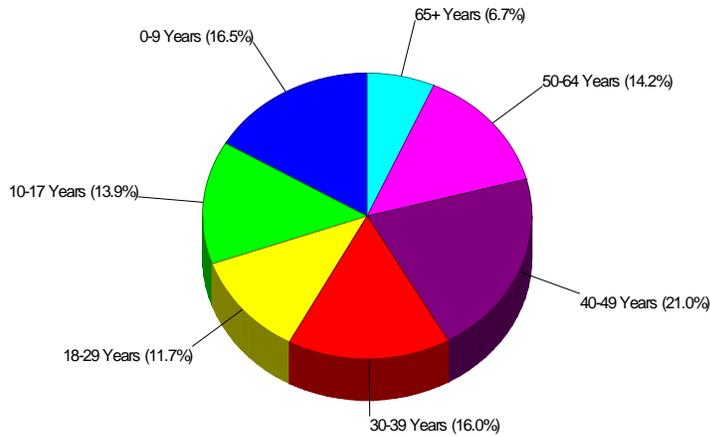
Population = 9,162
Land Area = 32.9 Square Miles



Area Facts

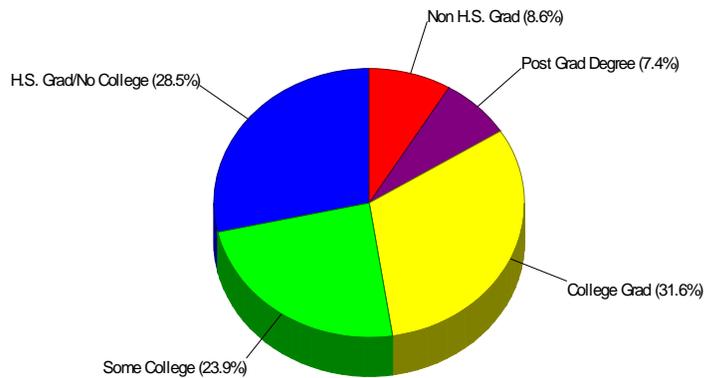


Age Breakdown For Town of Townsend Average Age = 35.4 Years



Adult Education Level For Town of Townsend

91.4% High School Graduates
39.0% College Graduates



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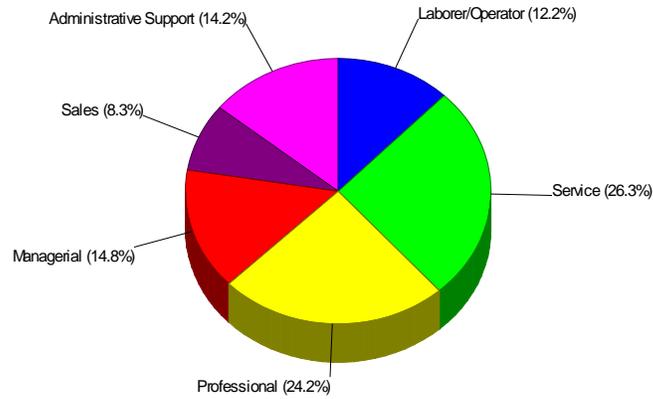


Area Facts



Employment For Town of Townsend

Average Travel Time To Work = 38.7 Minutes



Occupation





School Information

TOWNSEND

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School Information



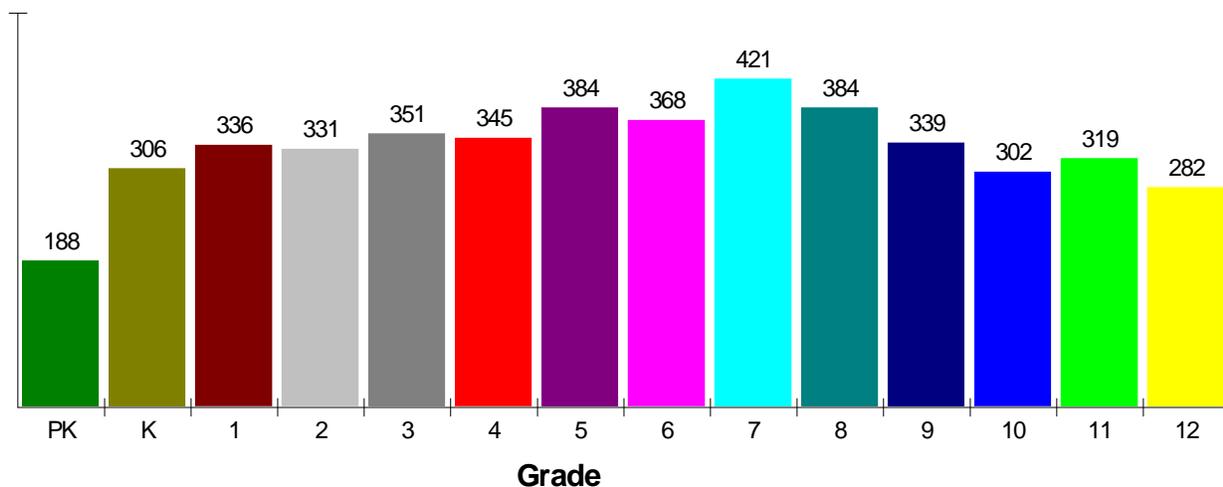
General Facts FOR NORTH MIDDLESEX

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)

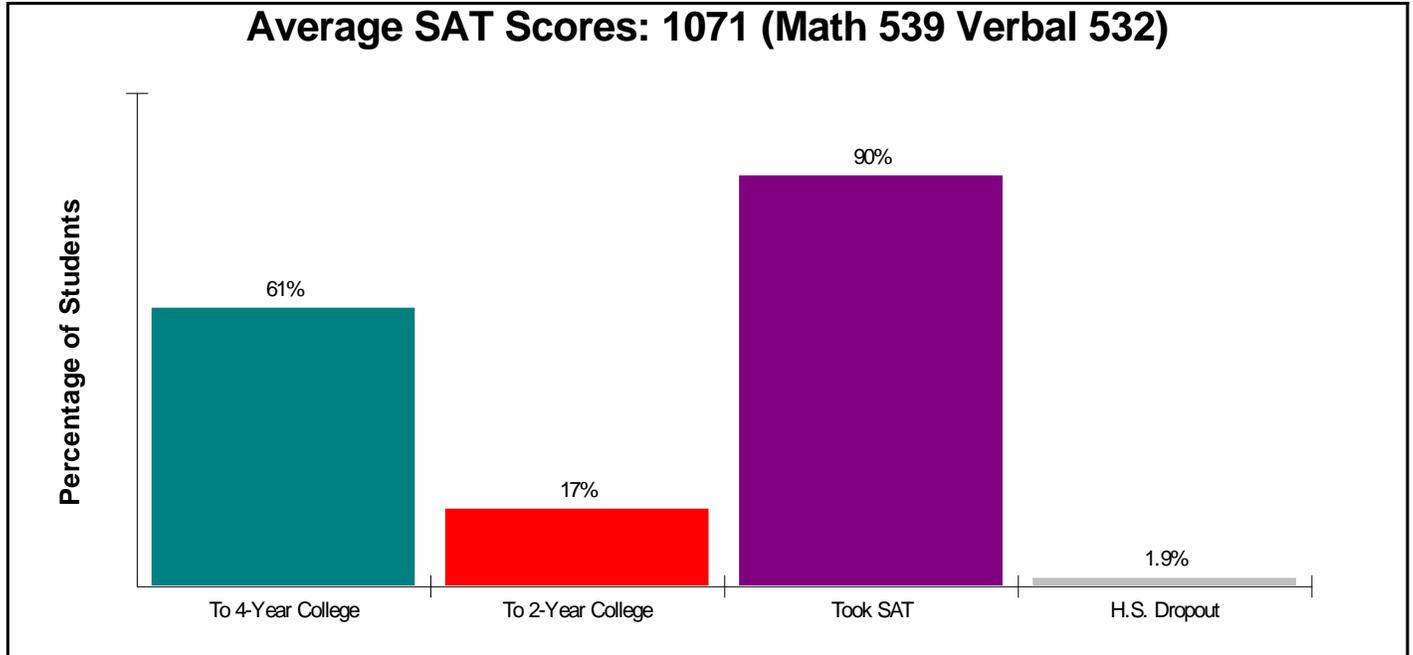
State Enrollment Ranking: 46 of 354 (87th Percentile)

School Information



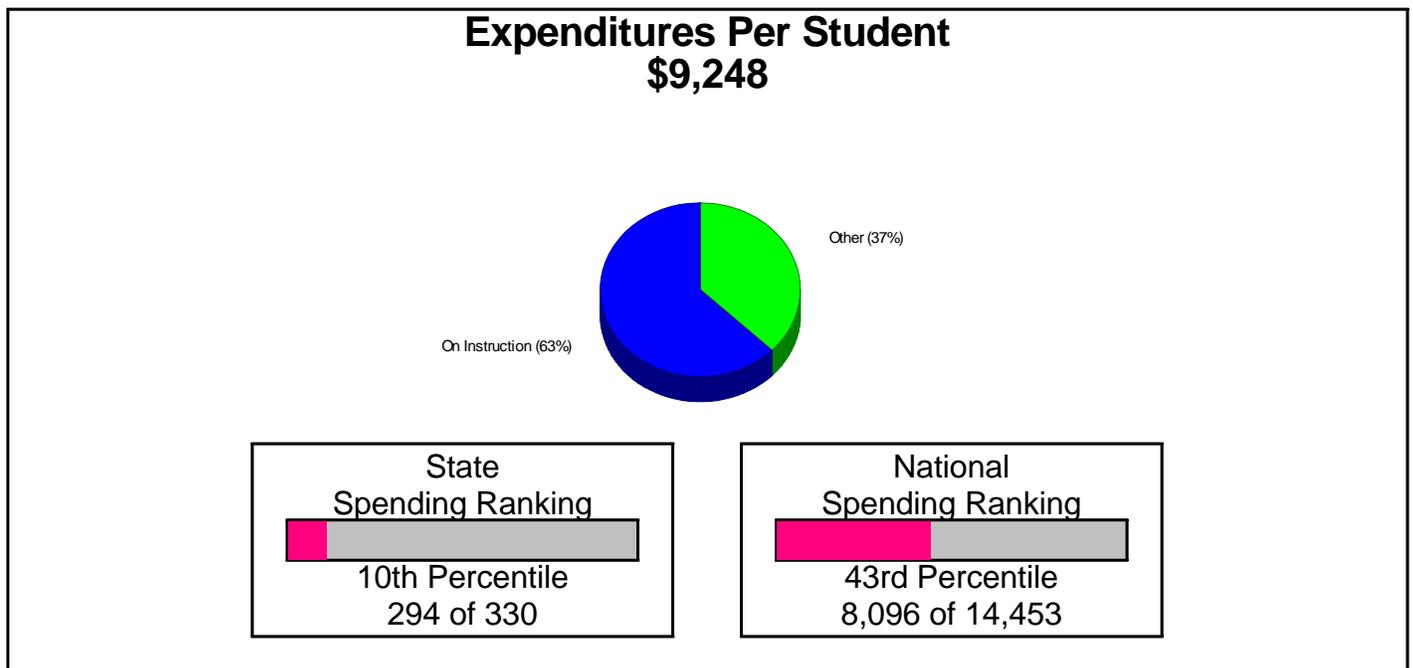
High School Statistics FOR NORTH MIDDLESEX

Average SAT Scores: 1071 (Math 539 Verbal 532)



School Expenditures FOR NORTH MIDDLESEX

Expenditures Per Student
\$9,248

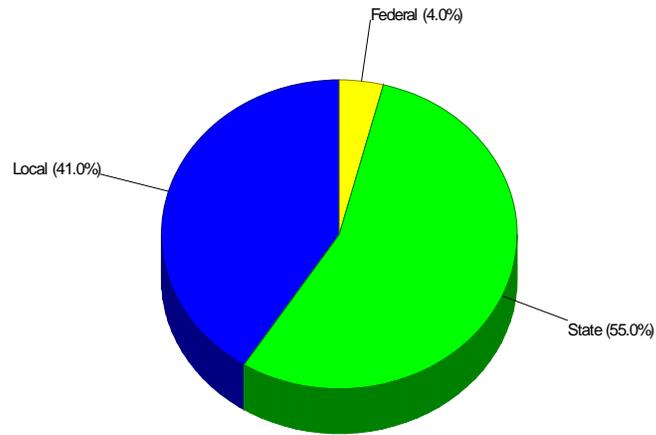


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School Funding FOR NORTH MIDDLESEX



School Information



Public Schools for District

SPAULDING MEMORIAL

1 WHITCOMB STREET, TOWNSEND, MA 01469

Distance from Subject: 0.4 Miles

Student/Teacher Ratio: 13.8 to 1

Mascot: Eaglets

School Type: Regular

Students/Teachers: 429/31

School Colors : Royal & White

Phone: (978)597-0380

Grades: PK - 2

HAWTHORNE BROOK

64 BROOKLINE RD, TOWNSEND, MA 01469

Distance from Subject: 0.6 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: 0.6 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

NORTH MIDDLESEX REG

19 MAIN STREET, TOWNSEND, MA 01469

Distance from Subject: 2.5 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

NISSITISSIT MIDDLE SCHOOL

33 CHACE AVENUE, PEPPERELL, MA 01463

Distance from Subject: 5.8 Miles

Student/Teacher Ratio: 13.1 to 1

School Type: Regular

Students/Teachers: 549/42

Phone: (978)433-0114

Grades: 6 - 8

VARNUM BROOK

10 HOLLIS STREET, PEPPERELL, MA 01463

Distance from Subject: 6.1 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



School Information



Public Schools for District

PETER FITZPATRICK
MAIN STREET, PEPPERELL, MA 01463

Distance from Subject: 6.6 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

ASHBY ELEMENTARY SCHOOL
MAIN STREET, ASHBY, MA 01431

Distance from Subject: 6.8 Miles
Student/Teacher Ratio: 10.5 to 1

School Type: Regular
Students/Teachers: 252/24
School Colors : Royal & White

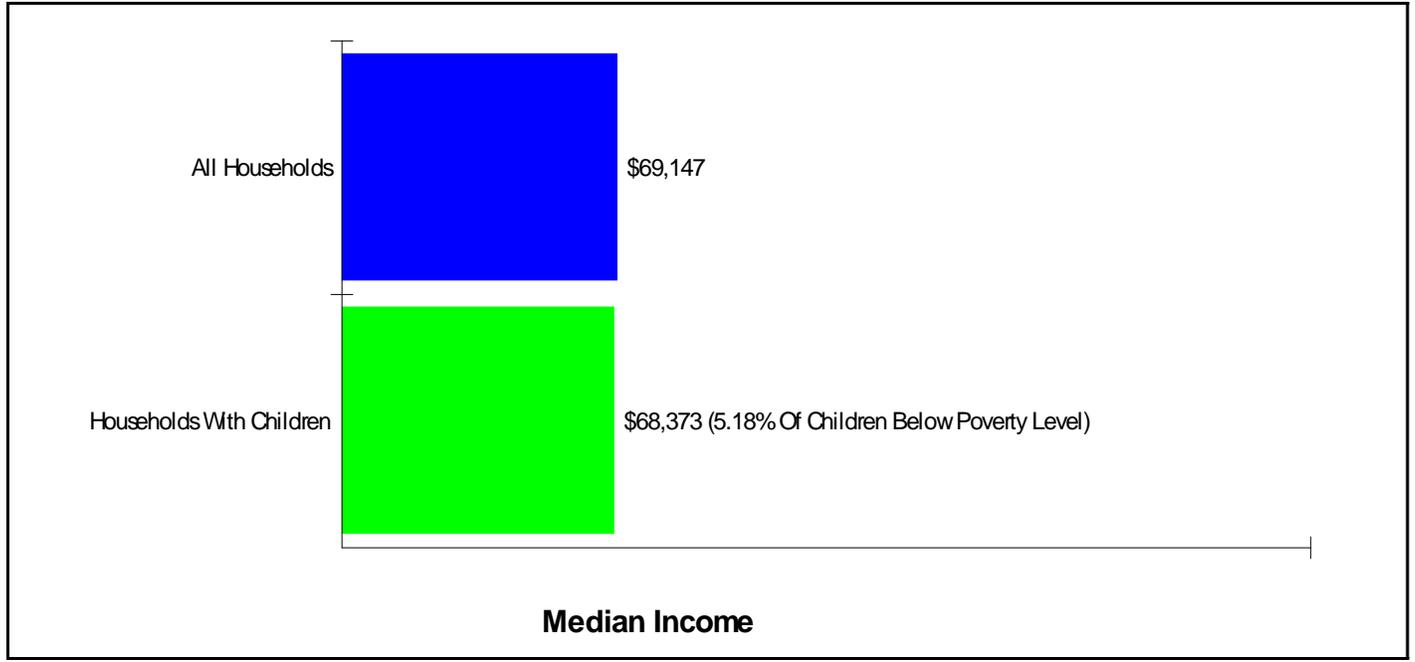
Phone: (978)386-7266
Grades: K - 5



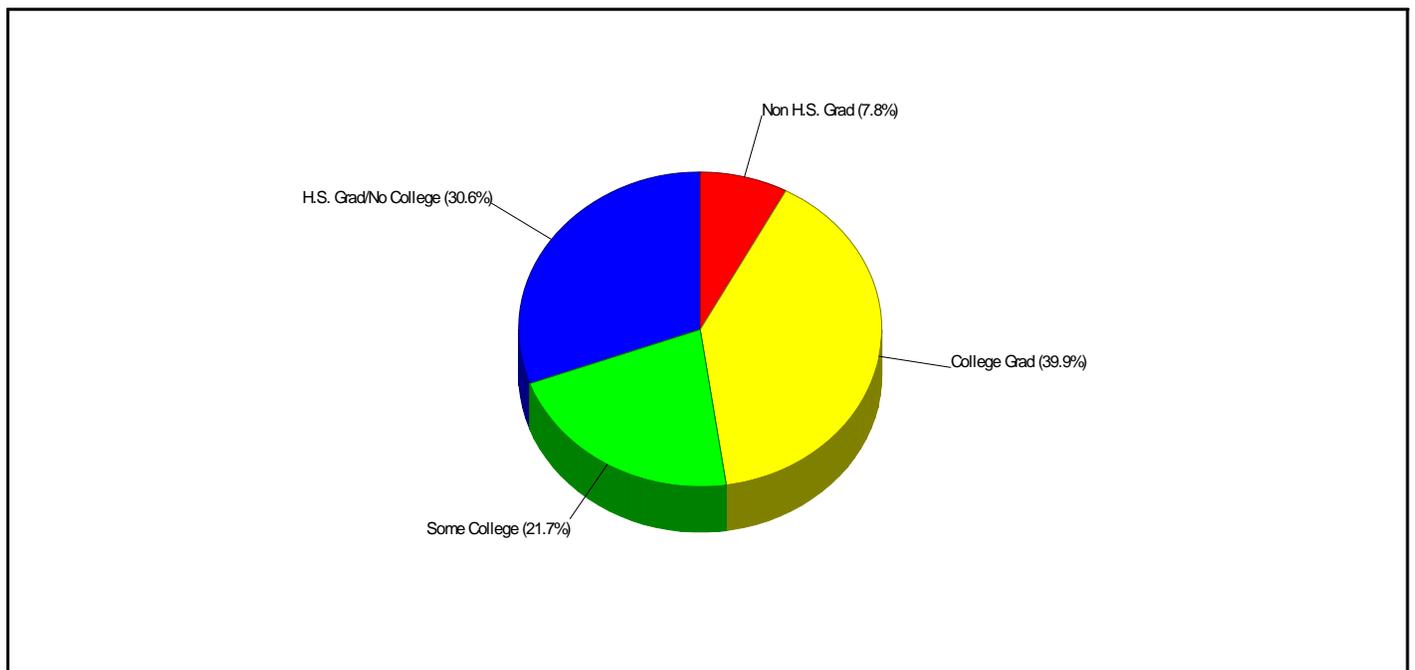
School Information



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

RAINBOW PRESCHOOL - CHILD CARE

Phone: (978)597-6577

Grades: PK - K

Distance from Subject: 2.5 Miles

School Type: Not Given

Affiliation: Nonsectarian

Gender: Coed

Students: 140

Student/Teacher Ratio: 0.5 to 1

Enrollment By Grade: PK-130 K-10

MARY MCLEOD BETHUNE INSTITUTE

Phone: (781)935-2400

Grades: 3 - 12

15 SQUANNACOOK DR, GROTON, MA 01450

Distance from Subject: 3.2 Miles

School Type: Alternative

Affiliation: Nonsectarian

Gender: All-Female

Students: 100

Student/Teacher Ratio: 40.0 to 1

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

BROOKLINE EARLY LEARNING CENTER

Phone: (603)672-0049

Grades: PK - K

Distance from Subject: 4.9 Miles

School Type: Not Given

Affiliation: Nonsectarian

Gender: Coed

Students: 28

Student/Teacher Ratio: 13.0 to 1

Enrollment By Grade: PK-15 K-13

HOLLIS ACADEMY FOR CHILDREN

Phone: (603)465-7005

Grades: PK - K

HOLLIS, NH 03049

Distance from Subject: 5.1 Miles

School Type: Not Given

Affiliation: Nonsectarian

Gender: Coed

Students: 56

Student/Teacher Ratio: 6.9 to 1

Enrollment By Grade: PK-38 K-18

TWIN CITY CHRISTIAN SCHOOL

Phone: (978)582-4901

Grades: PK - 12

194 Electric Ave, LUNENBURG, MA 01462

Distance from Subject: 6.1 Miles

School Type: Regular

Affiliation: Baptist

Gender: Coed

Students: 246

Student/Teacher Ratio: 11.8 to 1

Student/ Homeroom Ratio: 18.9

Mascot: Eagles

School Colors: Royal & White

Enrollment By Grade: PK-50 K-33 1-19 2-24 3-25 4-13 5-15 6-14 7-13
8-8 9-5 10-8 11-9 12-10



School Information



Private Schools

Private School Enrollment= 11.25% within School District

YOUNG CHILDS CREATIVE WORKSHOP

33 VALLEY ROAD, MASON, NH 03048

Distance from Subject: 6.1 Miles

Affiliation: Nonsectarian

Students: 15

Enrollment By Grade: PK-2 K-13

Phone: (603)673-4641

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 13.0 to 1

MAPLEDENE ELEMENTARY

83 HOLLIS ST., PEPPERELL, MA 01463

Distance from Subject: 6.4 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

WEE DREAMS LEARNING CENTER

339 FITCHBURG ROAD, MASON, NH 03048

Distance from Subject: 7.2 Miles

Affiliation: Nonsectarian

Students: 66

Enrollment By Grade: PK-33 K-33

Phone: (603)878-9896

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 16.5 to 1

SHACKLETON SCHOOL

Distance from Subject: 7.3 Miles

Affiliation: Nonsectarian

Students: 42

Enrollment By Grade: 9-15 10-15 11-8 12-4

Phone: (978)386-2396

Grades: 9 - 12

School Type: Not Given

Gender: All-Female

Student/Teacher Ratio: 4.7 to 1

KINGS CORNER DAY NUR - KIND 11

24 NORWOOD AVENUE, LEOMINSTER, MA 01453

Distance from Subject: 7.3 Miles

Affiliation: Nonsectarian

Students: 31

Enrollment By Grade: PK-27 K-4

Phone: (978)342-9270

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 4.0 to 1



Housing Information

TOWNSEND

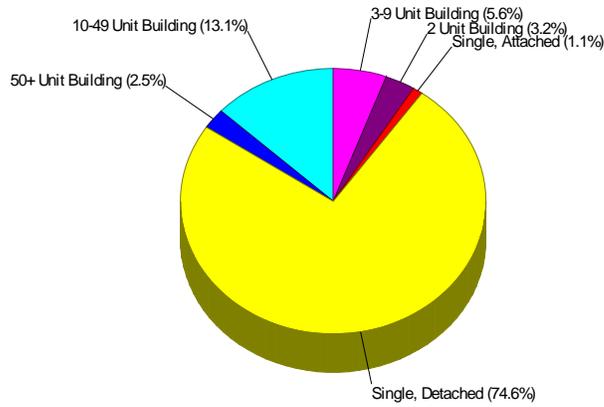
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Housing Characteristics For Neighborhood Within Locality of Townsend

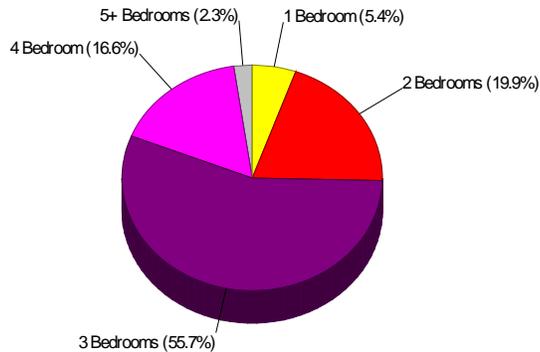
Average Age of Housing 31 years



Type of Dwelling

Home Ownership For Neighborhood Within Locality of Townsend

Owner Occupied Households = 78.8%
Median Housing Value = \$241,098
Median Number of Bedrooms = 3



Home Size Breakdown

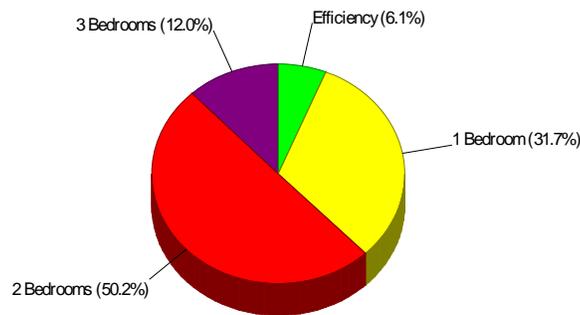




Rental

For Neighborhood Within Locality of Townsend

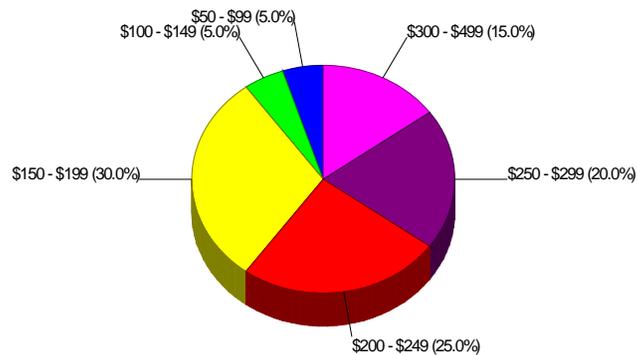
Renter Occupied Households = 21.2%
Median Monthly Rent = \$622
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$237,500
Average Price = \$235,150



Dollars In Thousands
Homes Sold In Past Year



Crime Information

TOWNSEND

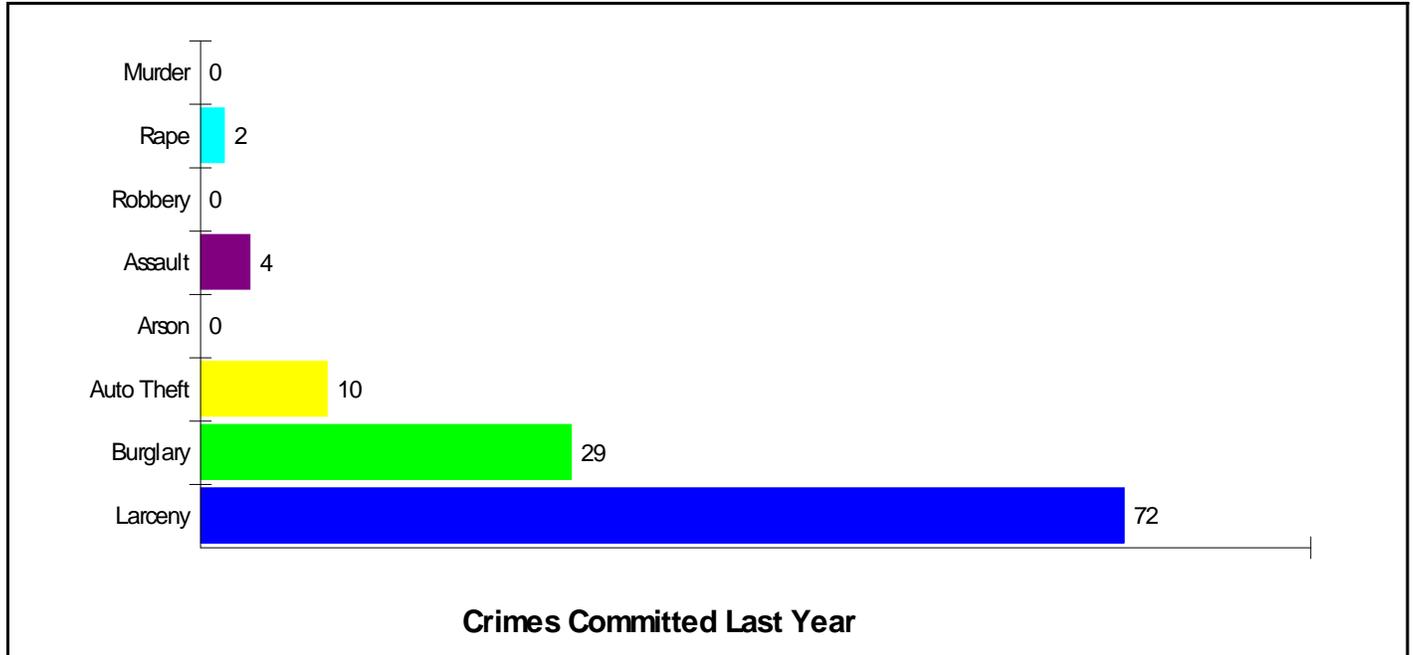
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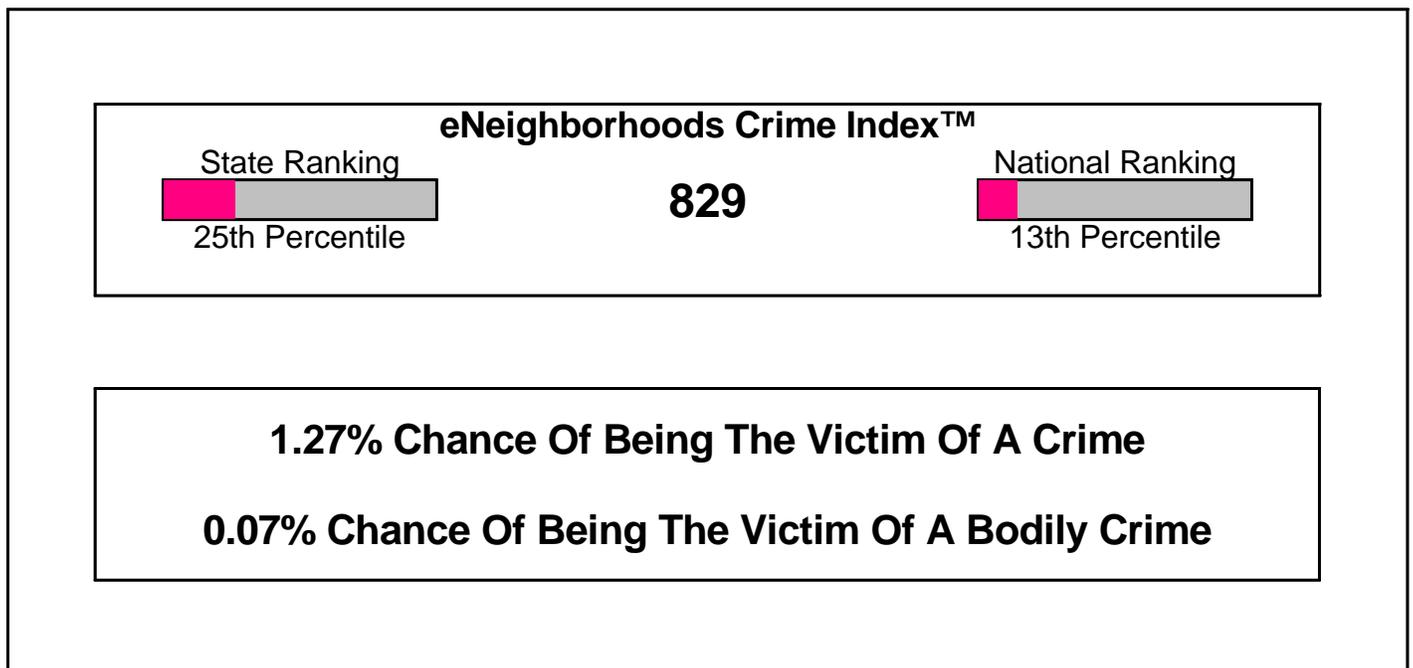
Crime Information



Crime Incidents For Town of Townsend



Crime Index For Town of Townsend



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Climate Information

TOWNSEND

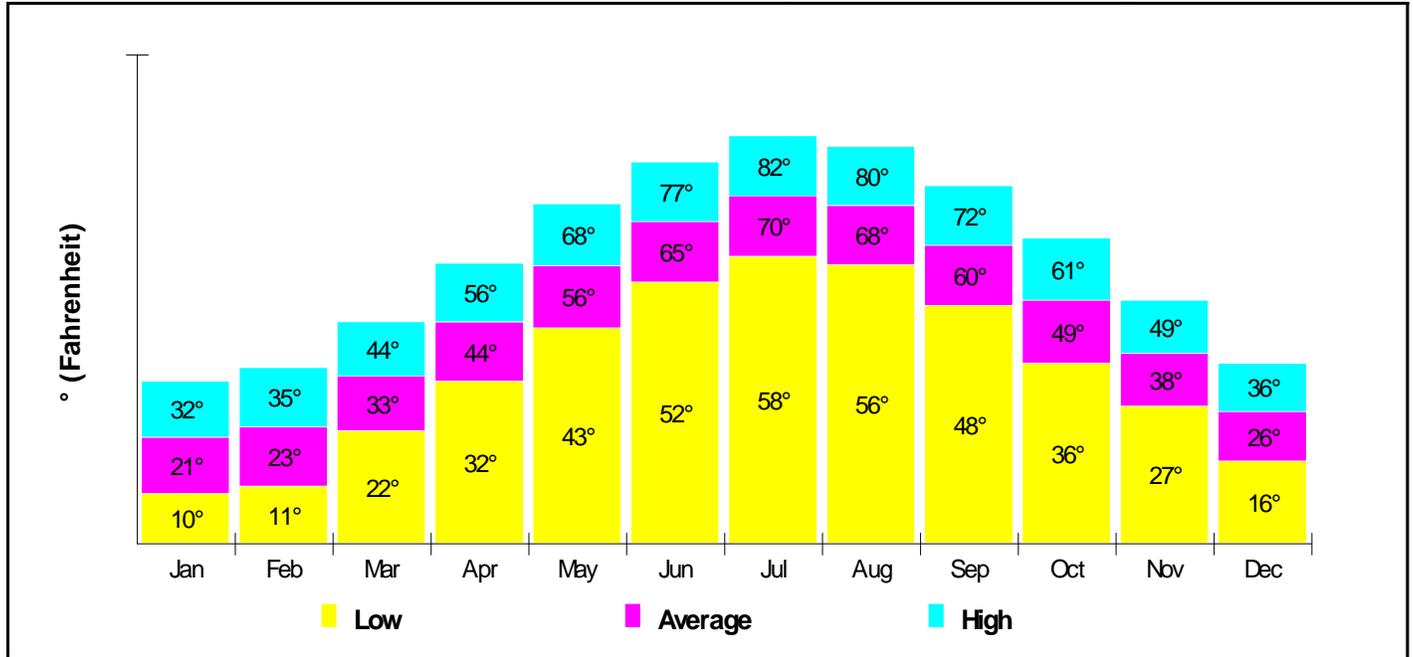
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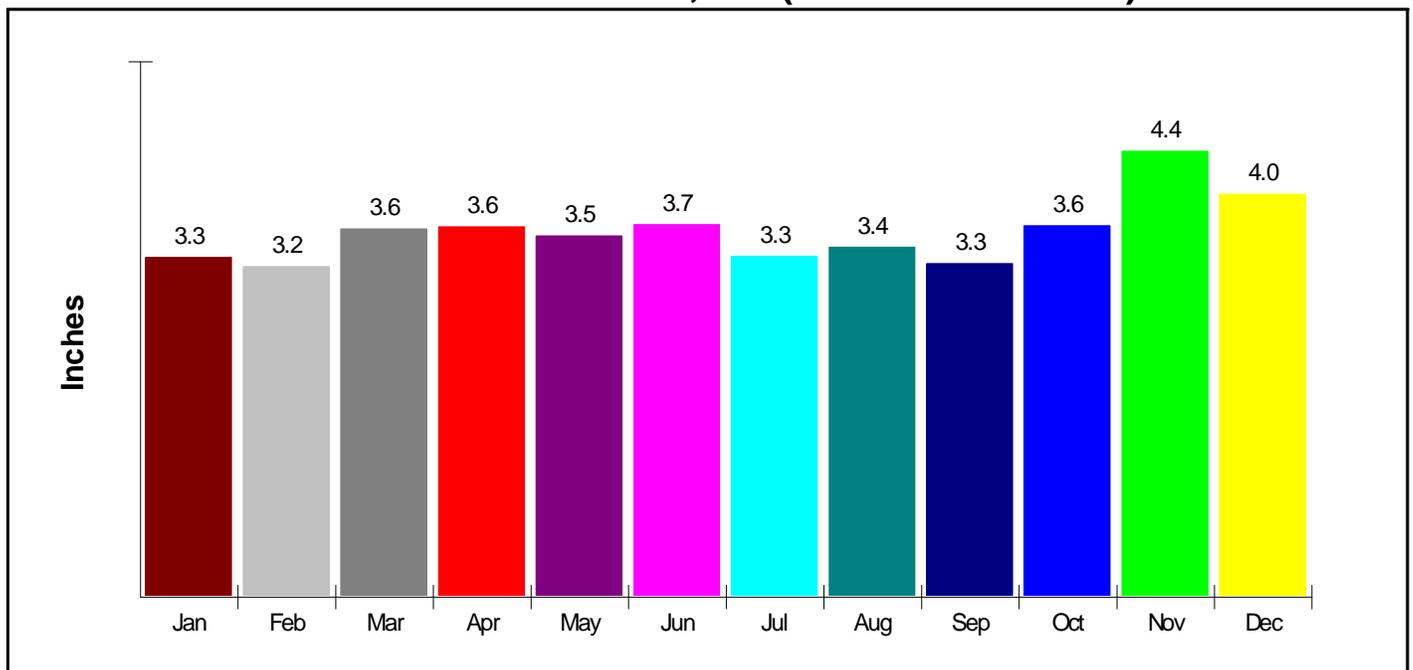
Climate Information



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



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



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Houses of Worship

TOWNSEND

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Houses of Worship



Houses of Worship

TOWNSEND CONGREGATIONAL CHURCH

7 BROOKLINE ST, TOWNSEND, MA 01469

Denomination: Churches of Christ**Phone:** (978)597-8925**Distance from Subject:** 0.10 miles

GRACE GREATER COMMUNITY CHURCH

354 MAIN ST, TOWNSEND, MA 01469

Denomination: Churches, Inter-Denominational**Phone:** (978)597-3309**Distance from Subject:** 0.20 miles

FIRST BAPTIST CHURCH

465 MAIN ST, W TOWNSEND, MA 01474

Denomination: Baptist Churches**Phone:** (978)597-2641**Distance from Subject:** 1.80 miles

HISTORICAL SOCIETY HARBOR CHR

80 MAIN ST, TOWNSEND, MA 01469

Denomination: Churches, Denomination Unknown**Phone:** (978)597-5215**Distance from Subject:** 2.10 miles

BEREAN BAPTIST CHURCH

511 MAIN ST, TOWNSEND, MA 01474

Denomination: Baptist Churches**Phone:** (978)597-6960**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:** 3.70 miles

KINGDOM HALL OF JEHOVAHS WITNESSES

141 SOUTH RD, PEPPERELL, MA 01463

Denomination: Jehovah's Witnesses**Phone:** (978)433-3050**Distance from Subject:** 4.20 miles

LUNENBURG UNITED PARISH

39 MAIN ST, LUNENBURG, MA 01462

Denomination: Churches of Christ**Phone:** (978)582-6572**Distance from Subject:** 5.00 miles

ST. BONIFACE CHURCH

817 MASSACHUSETTS AVE, LUNENBURG, MA 01462

Denomination: Catholic Churches**Phone:** (978)582-4008**Distance from Subject:** 5.00 miles

PILGRIM COVENANT CHURCH

BEAL, LUNENBURG, MA 01462

Denomination: Covenant & Evangelical Churches**Phone:** (978)582-7777**Distance from Subject:** 5.40 miles

Houses of Worship



Houses of Worship

COMMUNITY CHURCH SOC

TOWNSEND RD, PEPPERELL, MA 01463

Denomination: Community Churches**Phone:** (978)433-2055**Distance from Subject:** 5.40 miles

UNITED METHODIST CHURCH

CHAPEL HL, PEPPERELL, MA 01463

Denomination: Methodist Churches**Phone:** (978)433-6892**Distance from Subject:** 5.40 miles

PEPPERELL CHRISTIAN FELLOWSHIP

17 MAIN ST, PEPPERELL, MA 01463

Denomination: Churches, Denomination Unknown**Phone:** (978)433-9948**Distance from Subject:** 5.60 miles

ASSEMBLY OF GOD CHURCH

839 ASHBY STATE RD, FITCHBURG, MA 01420

Denomination: Assembly of God Churches**Phone:** (978)342-8637**Distance from Subject:** 5.60 miles

ASHBY CONGREGATIONAL CHURCH

21 NEW IPSWICH RD, ASHBY, MA 01431

Denomination: Presbyterian Churches**Phone:** (978)386-5566**Distance from Subject:** 5.80 miles



County Facts

TOWNSEND

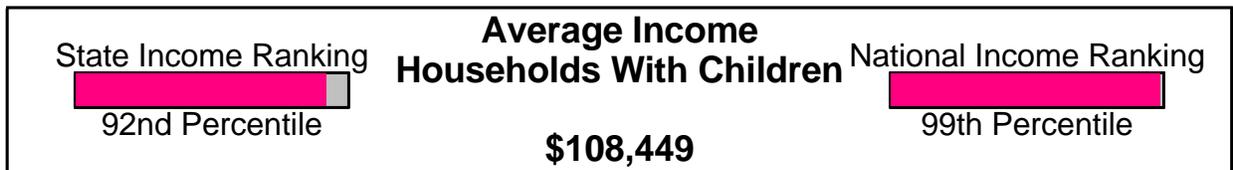
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County Facts

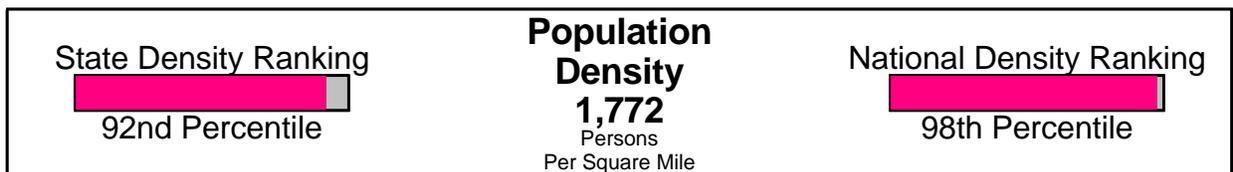


Income For Middlesex County



Population For Middlesex County

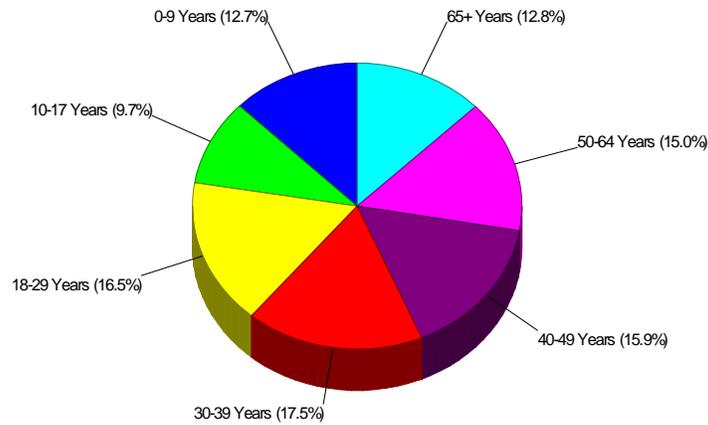
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

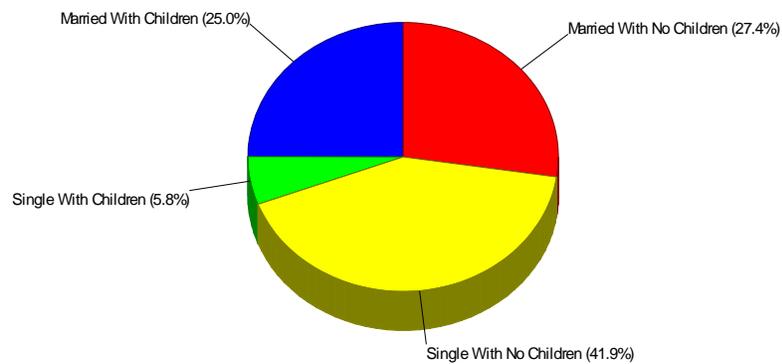


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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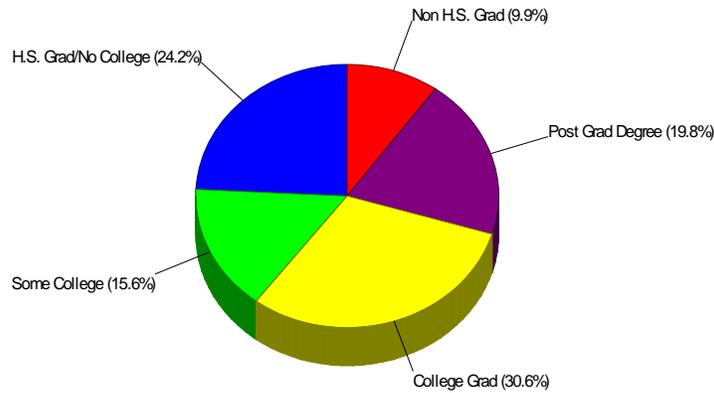


County Facts



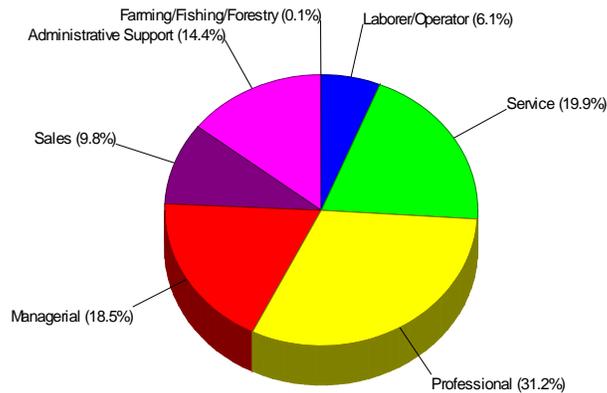
Adult Education Level For Middlesex County

**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

TOWNSEND

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State Facts



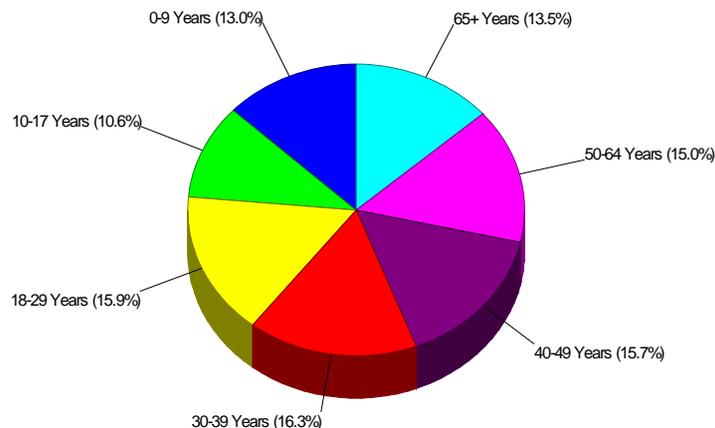
General Facts For Massachusetts



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



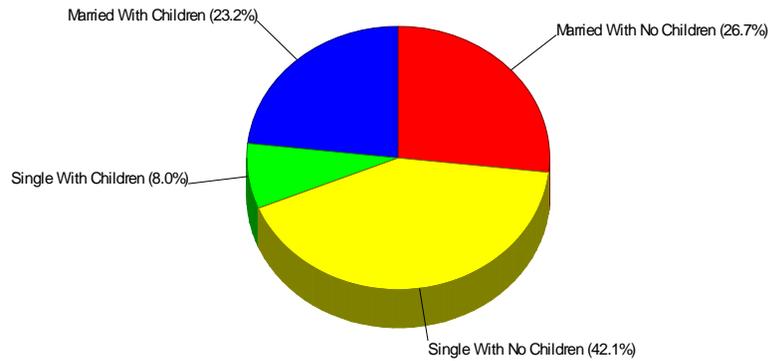
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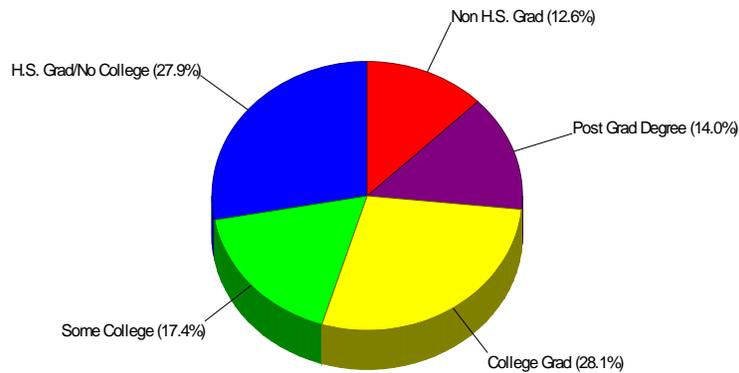
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

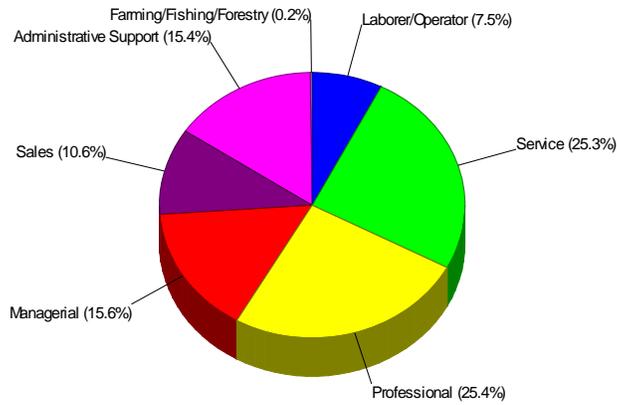
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation

