



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.

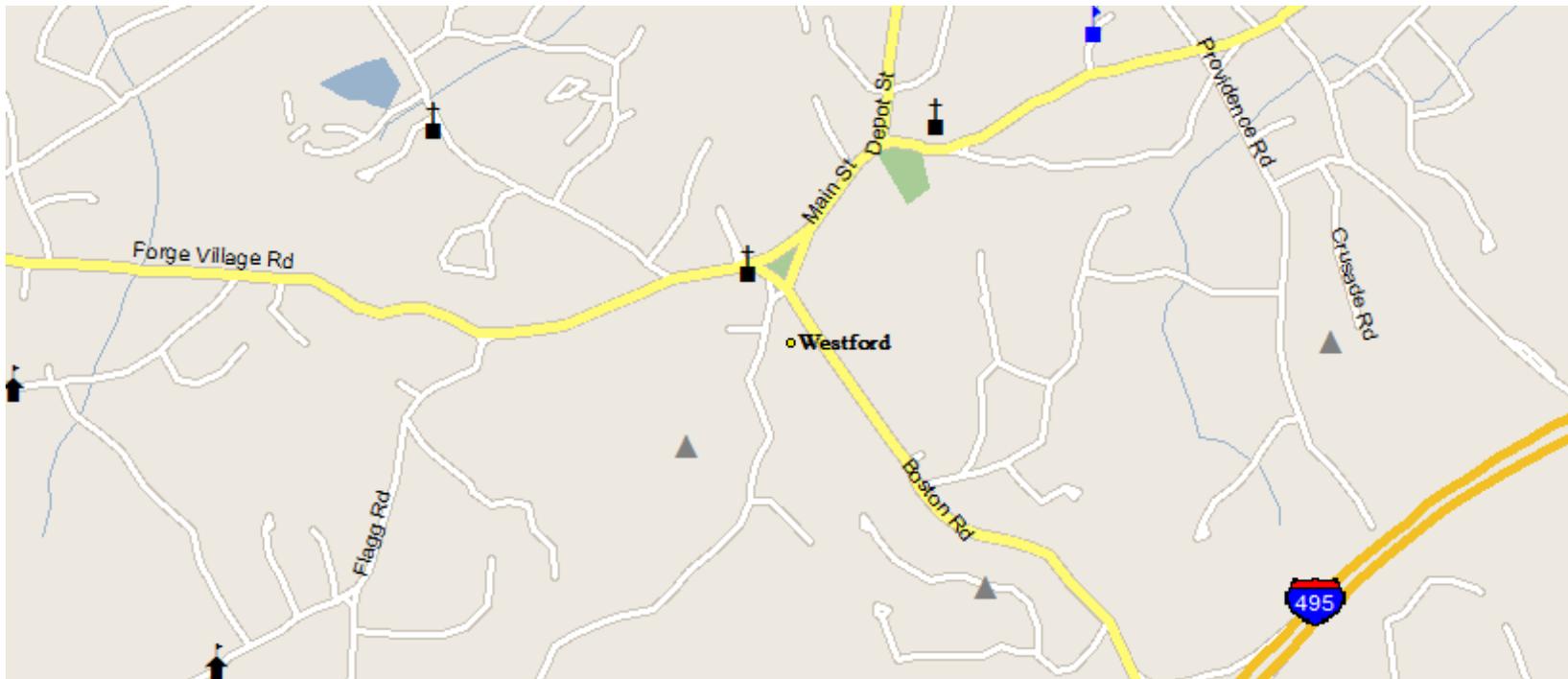
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





WESTFORD, MA





Neighborhood Facts

WESTFORD

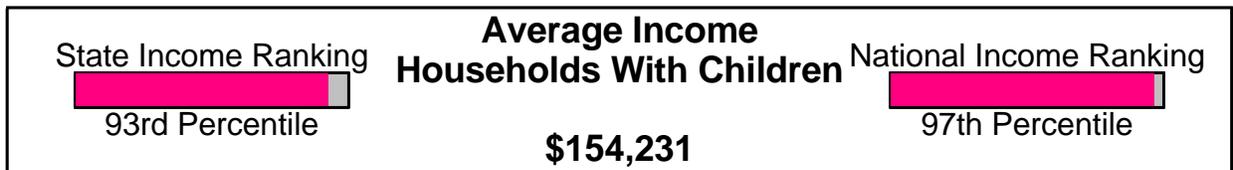
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Neighborhood Facts

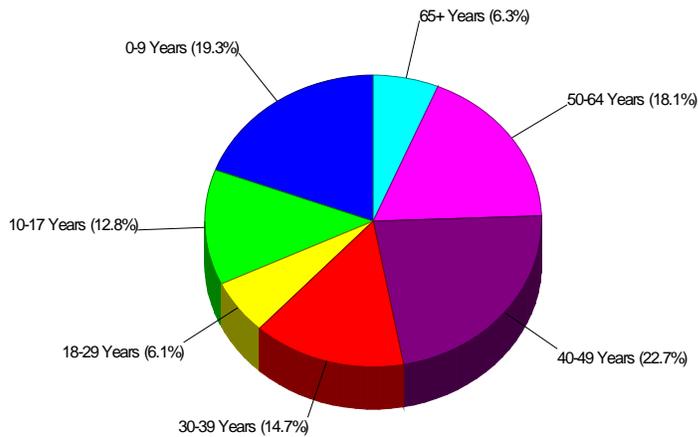


Income For Neighborhood Within Town of Westford



Age Breakdown For Neighborhood Within Town of Westford

Average Age = 38.4 Years



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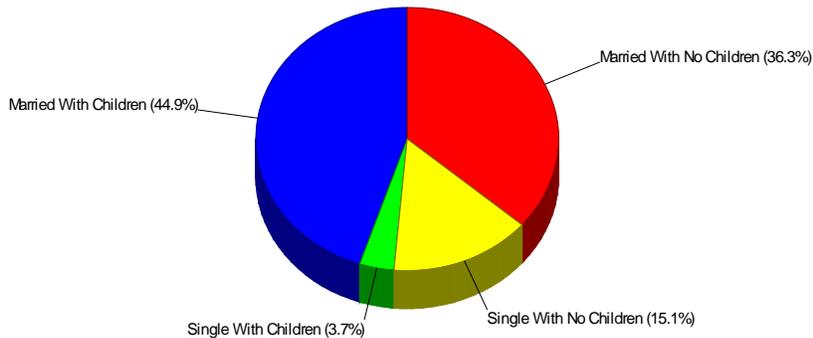


Neighborhood Facts



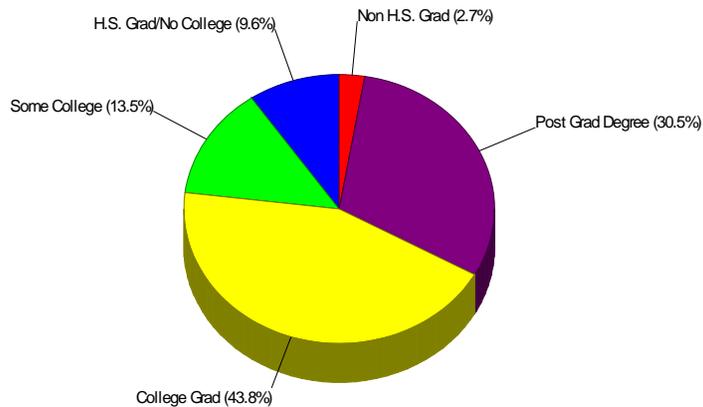
Household Characteristics For Neighborhood Within Town of Westford

81.2% Married
48.6% With Children



Adult Education Level For Neighborhood Within Town of Westford

97.3% High School Graduates
74.3% College Graduates



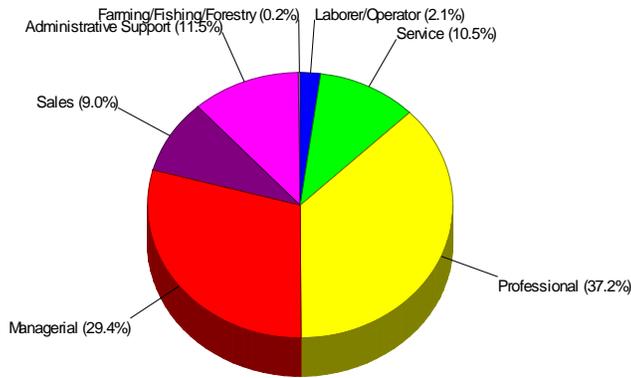
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Neighborhood Facts



Employment For Neighborhood Within Town of Westford Average Travel Time To Work = 32.9 Minutes



Occupation





Area Facts

WESTFORD

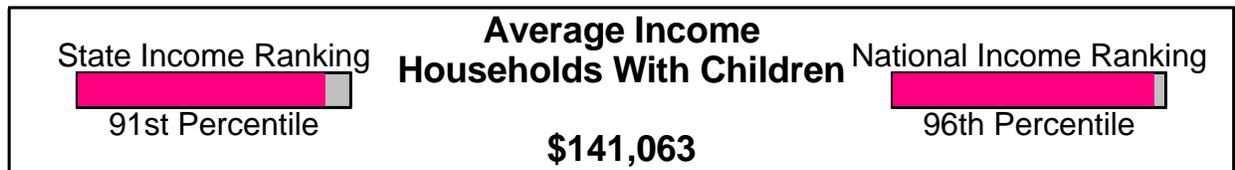
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Area Facts

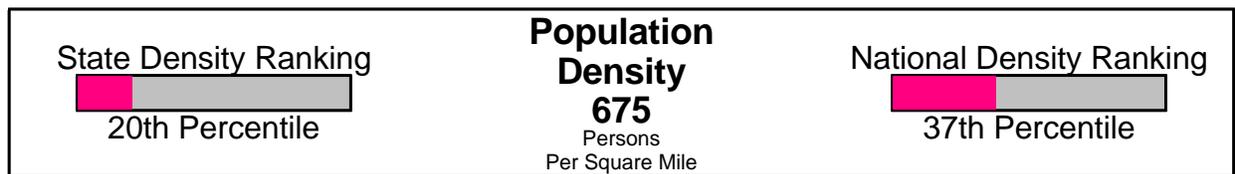


Income For Town of Westford



Population For Town of Westford

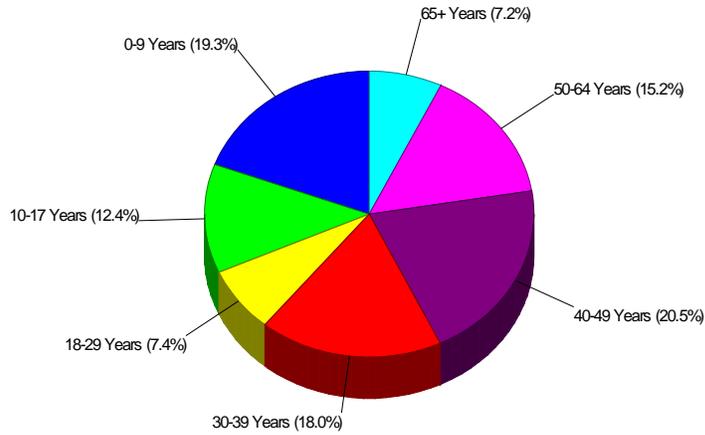
Population = 20,663
Land Area = 30.6 Square Miles



Area Facts

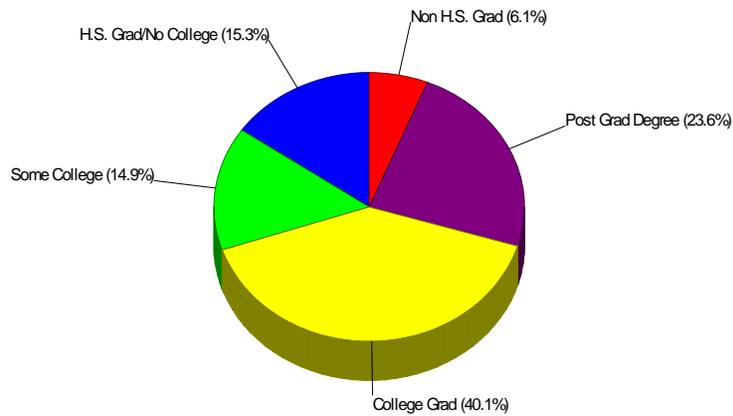


Age Breakdown For Town of Westford Average Age = 36.8 Years



Adult Education Level For Town of Westford

93.9% High School Graduates
63.7% College Graduates



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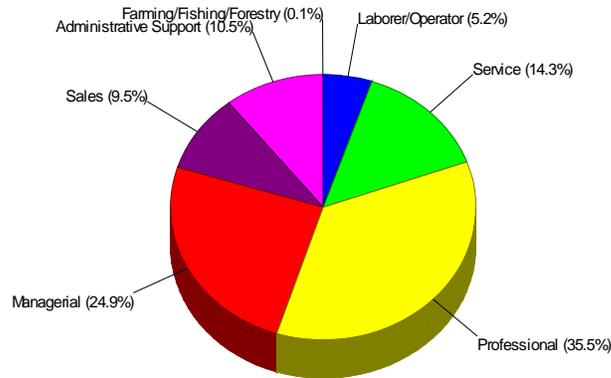


Area Facts



Employment For Town of Westford

Average Travel Time To Work = 32.4 Minutes



Occupation





School Information

WESTFORD

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School Information



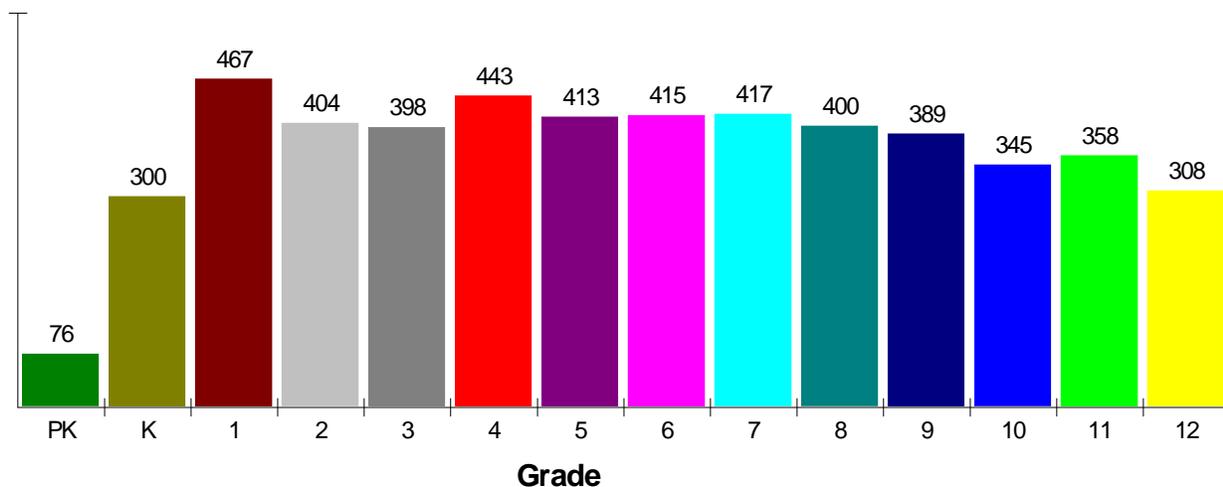
General Facts FOR WESTFORD

WESTFORD
35 TOWN FARM RD
WESTFORD, MA 01886

Type:	(978)692-5560	Independent Local District
Grade Range:		PK - 12
Schools:		10
Teacher:		365
Students:		5,133
Student/Teacher Ratio:		14.1 To 1
Student/Librarian Ratio:		733.3 To 1
Secondary Student/Guidance Ratio:		127.3 To 1

Student Enrollment By Grade FOR WESTFORD

Total Enrollment = 5,133



National Enrollment Ranking: 2,466 of 15,679 (84th Percentile)

State Enrollment Ranking: 69 of 354 (80th Percentile)

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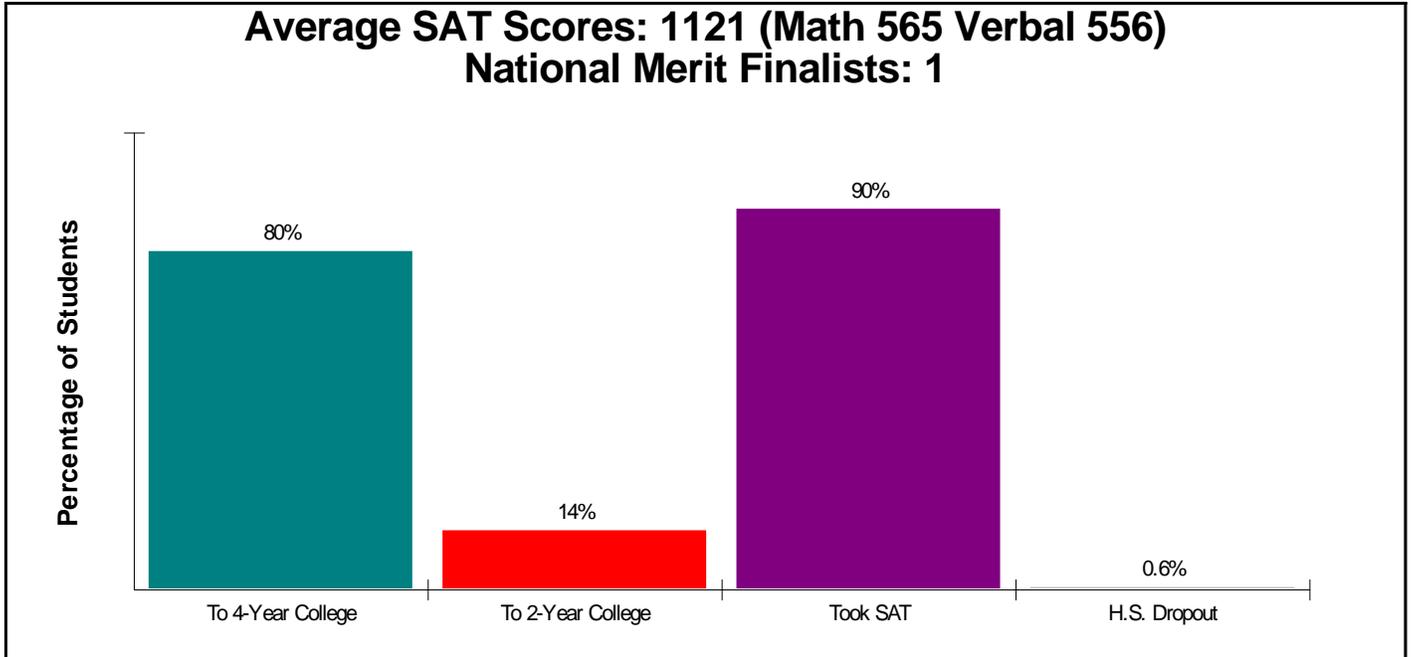


School Information



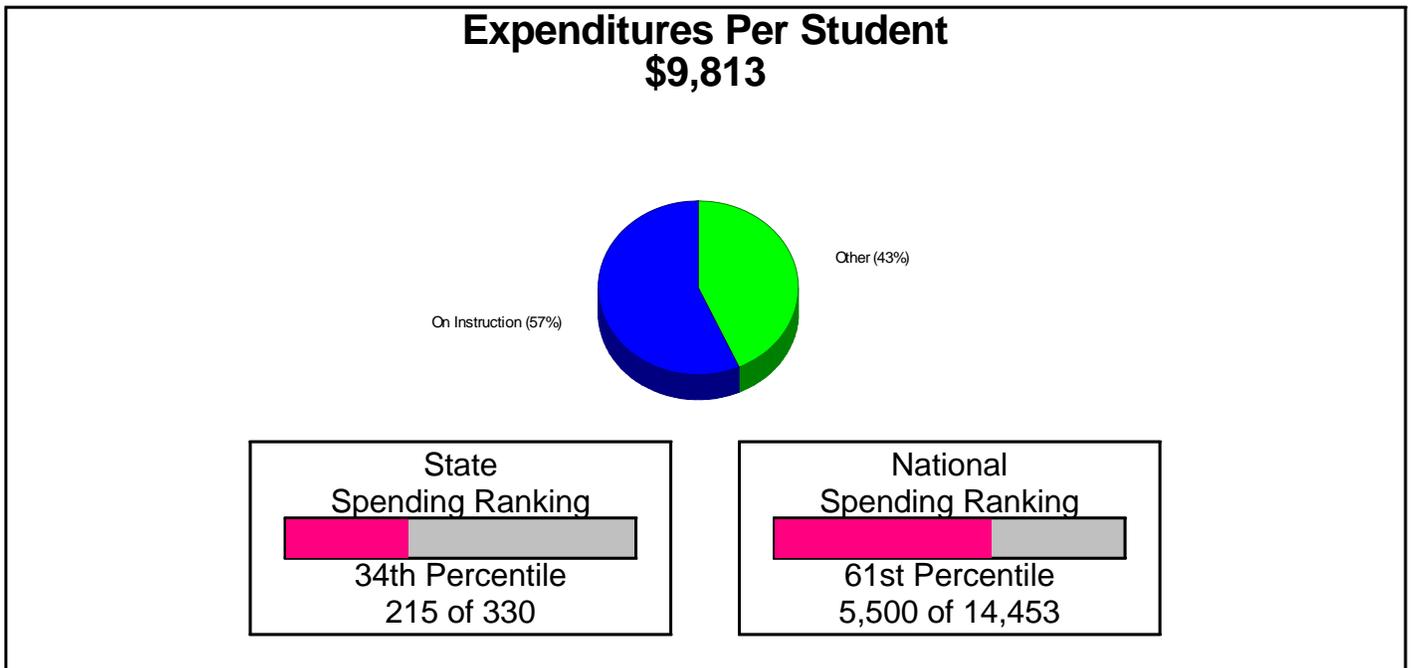
High School Statistics FOR WESTFORD

Average SAT Scores: 1121 (Math 565 Verbal 556)
National Merit Finalists: 1



School Expenditures FOR WESTFORD

Expenditures Per Student
\$9,813

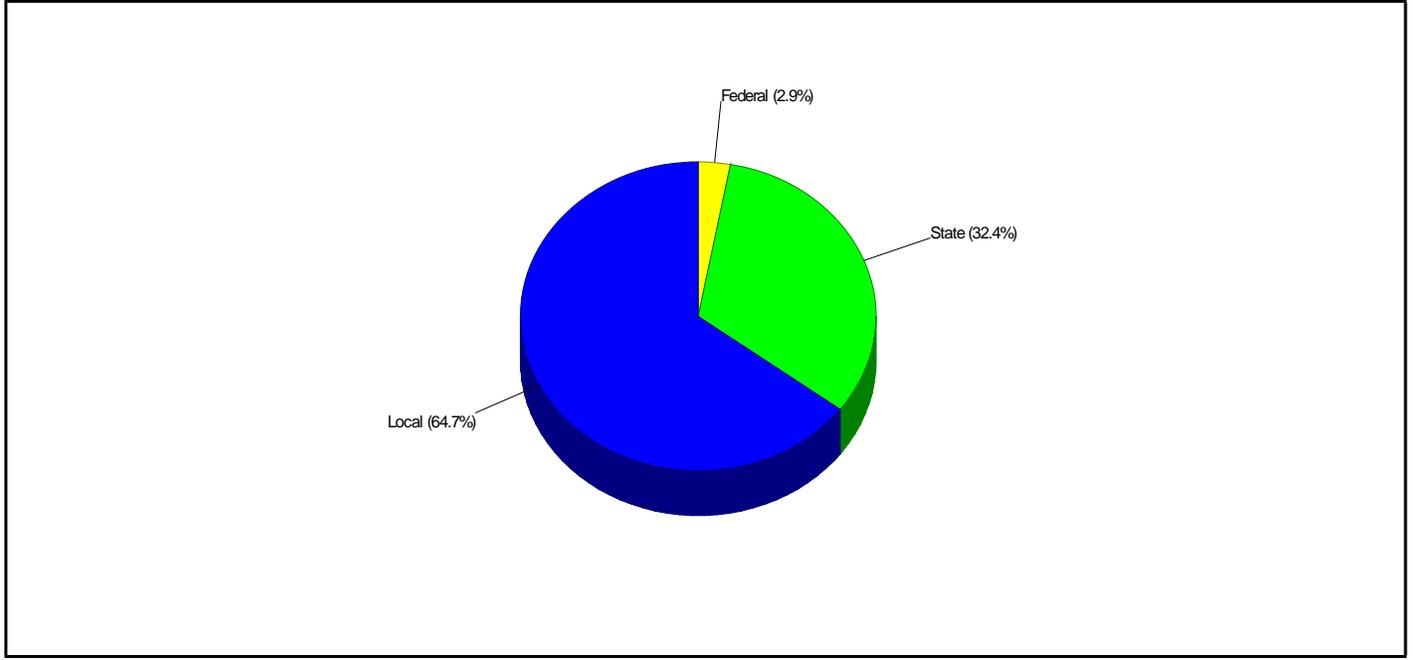


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School Funding FOR WESTFORD



School Information



Public Schools for District

MILLENNIUM ELEMENTARY SCHOOL
23 DEPOT STREET, WESTFORD, MA 01886

Distance from Subject: 0.7 Miles
Student/Teacher Ratio: 9.6 to 1

School Type: Regular
Students/Teachers: 48/5

Phone: (978)692-5565
Grades: PK

JOHN A. CRISAFULLI ELEMENTARY SCHOOL
13 ROBINSON ROAD, WESTFORD, MA 01886

Distance from Subject: 1.1 Miles
Student/Teacher Ratio: 13.9 to 1

School Type: Regular
Students/Teachers: 432/31

Phone: (978)392-4483
Grades: 3 - 5

WESTFORD ACADEMY
30 PATTEN ROAD, WESTFORD, MA 01886

Distance from Subject: 1.3 Miles
Student/Teacher Ratio: 13.9 to 1
Average SAT: 1121 (Math 565 Verbal 556)
Students Taking SAT: 90.0%

School Type: Regular
Students/Teachers: 1,378/99
School Colors : Gray & Maroon
Graduates To 2-Year College: 14.0%
Graduates To 4-Year College: 80.0%
National Merit Finalists: 1

Phone: (978)692-5570
Grades: 9 - 12

COL JOHN ROBINSON
ROBINSON/CONCORD RDS, WESTFORD, MA 01886

Distance from Subject: 1.9 Miles
Student/Teacher Ratio: 14.5 to 1

School Type: Regular
Students/Teachers: 348/24
School Colors : Gray & Maroon

Phone: (978)692-5586
Grades: K - 2

DAY ELEMENTARY SCHOOL
75 EAST PRESCOTT STREET, WESTFORD, MA 01886

Distance from Subject: 2.2 Miles
Student/Teacher Ratio: 10.7 to 1

School Type: Regular
Students/Teachers: 364/34
School Colors : Black & White

Phone: (978)692-5591
Grades: 3 - 5

STONY BROOK SCHOOL
9 FARMER WAY, WESTFORD, MA 01886

Distance from Subject: 2.4 Miles
Student/Teacher Ratio: 14.4 to 1

School Type: Regular
Students/Teachers: 620/43

Phone: (978)692-2708
Grades: 6 - 8



School Information



Public Schools for District

RITA E. MILLER ELEMENTARY SCHOOL
1 MITCHELL WAY, WESTFORD, MA 01886

Distance from Subject: 2.5 Miles
Student/Teacher Ratio: 13.3 to 1

School Type: Regular
Students/Teachers: 372/28

Phone: (978)392-4476
Grades: K - 2

ABBOT ELEMENTARY SCHOOL
DEPOT STREET, WESTFORD, MA 01886

Distance from Subject: 2.7 Miles
Student/Teacher Ratio: 14.3 to 1

School Type: Regular
Students/Teachers: 386/27
School Colors : Gray & Turquoise

Phone: (978)692-5580
Grades: 3 - 5

NABNASSET
PLAIN RD, WESTFORD, MA 01886

Distance from Subject: 2.8 Miles
Student/Teacher Ratio: 14.6 to 1
Mascot: Dalmations

School Type: Regular
Students/Teachers: 379/26
School Colors : Black & White

Phone: (978)692-5583
Grades: K - 2

BLANCHARD MIDDLE
WEST STREET, WESTFORD, MA 01886

Distance from Subject: 3.2 Miles
Student/Teacher Ratio: 11.8 to 1

School Type: Regular
Students/Teachers: 564/48
School Colors : Royal & White

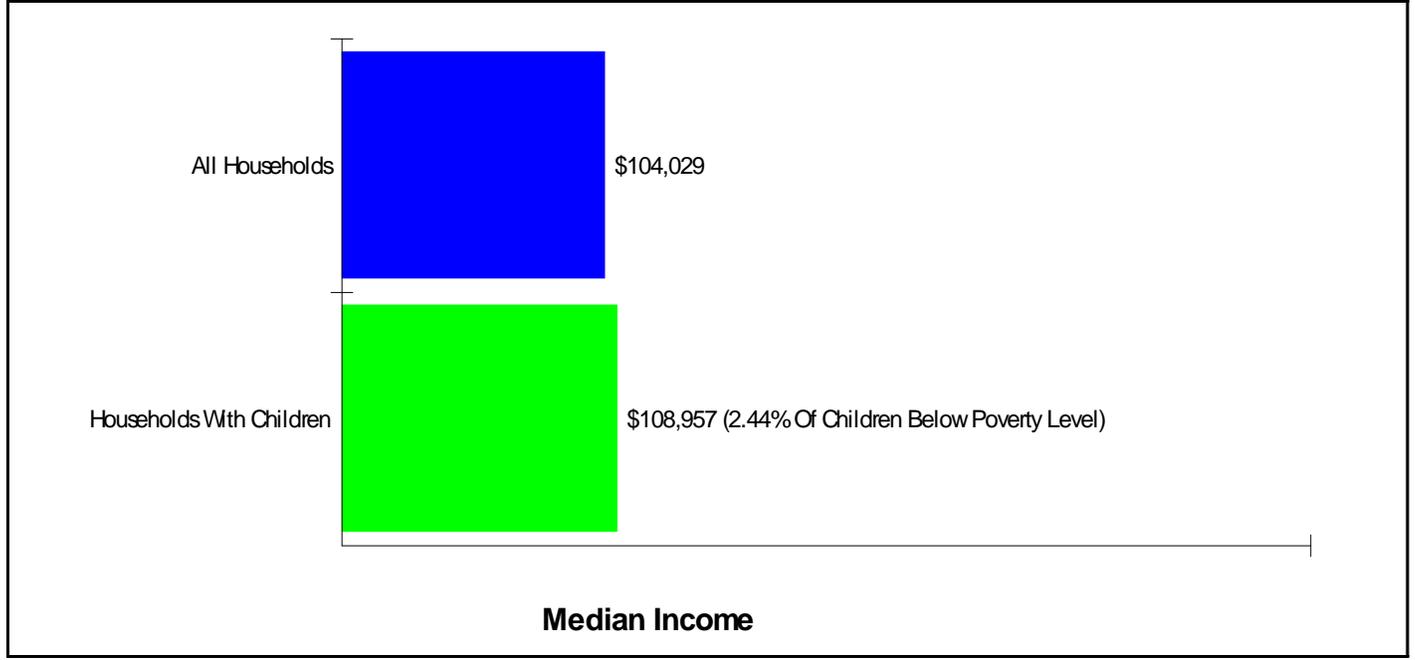
Phone: (978)692-5582
Grades: 6 - 8



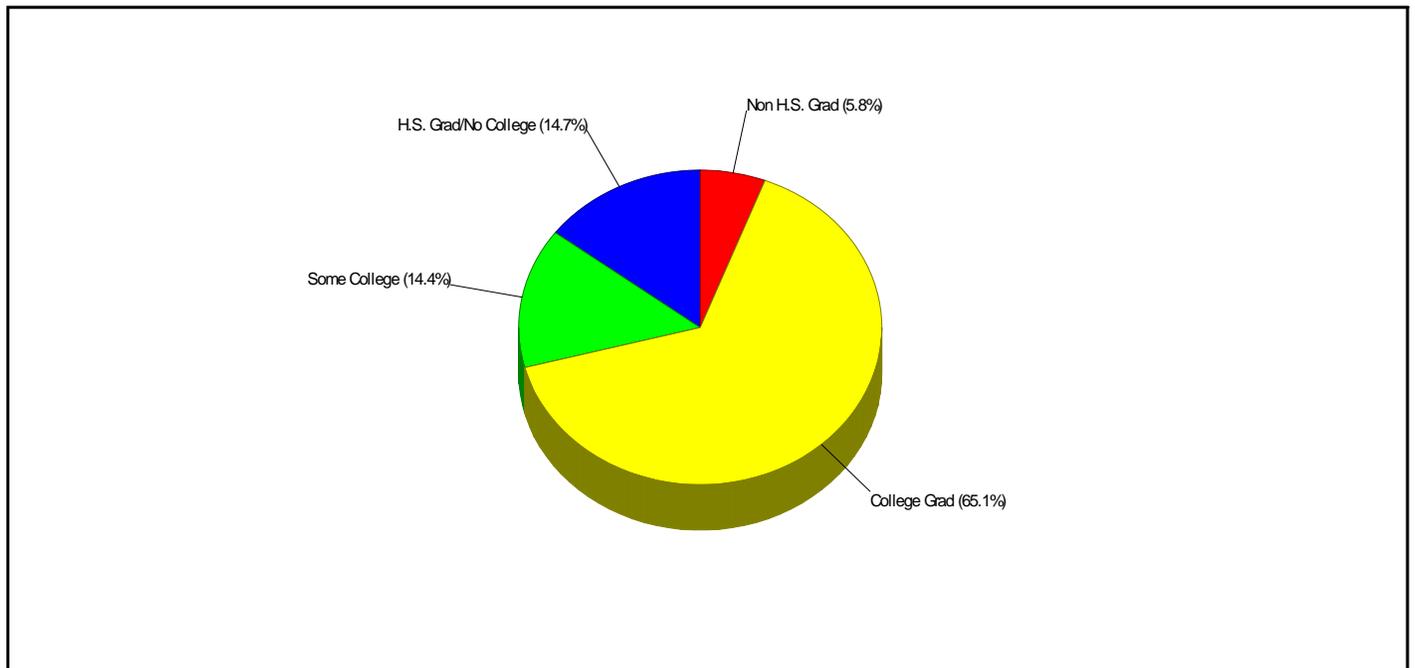
School Information



Income FOR WESTFORD



Parent Education Level FOR WESTFORD



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School Information



Private Schools

Private School Enrollment= 10.32% within School District

WESTFORD PRESCHOOL

WESTFORD, MA 01886

Distance from Subject: 0.7 Miles

Affiliation: Nonsectarian

Students: 111

Enrollment By Grade: PK-97 K-14

Phone: (978)392-1565

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.8 to 1

NEXT GENERATION CHILDRENS CENTER

9 POWER ROAD, WESTFORD, MA 01886

Distance from Subject: 1.7 Miles

Affiliation: Nonsectarian

Students: 240

Enrollment By Grade: UG-170 PK-48 K-22

Phone: (978)692-1030

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 50.5 to 1

ACORN CHILD CARE CENTER

439 LITTLETON ROAD, WESTFORD, MA 01886

Distance from Subject: 2.3 Miles

Affiliation: Nonsectarian

Students: 6

Enrollment By Grade: K-6

Phone: (978)486-3346

Grades: K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.0 to 1

CHILDRENS WORLD LEARNING CENTER

317 LITTLETON RD, CHELMSFORD, MA 01824

Distance from Subject: 2.4 Miles

Affiliation: Nonsectarian

Students: 109

Enrollment By Grade: PK-90 K-19

Phone: (978)250-1316

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 9.5 to 1

LITTLETON GIRLS HSE[DARE]

PO Box 2335, LITTLETON, MA 01460

Distance from Subject: 3.2 Miles

Affiliation: Nonsectarian

Students: 10

Student/ Homeroom Ratio: 1.1

School Colors: Royal & White

Enrollment By Grade: UG-10

Phone: (978)486-9227

Grades: Ungraded

School Type: Regular

Gender: All-Female

Student/Teacher Ratio: 3.6 to 1



School Information



Private Schools

Private School Enrollment= 10.32% within School District

OAK MEADOW MONTESSORI SCHOOL

2 Pickard Ln, LITTLETON, MA 01460

Distance from Subject: 3.3 Miles

Affiliation: Nonsectarian

Students: 249

Student/ Homeroom Ratio: 249.0

Enrollment By Grade: PK-110 K-30 1-22 2-22 3-16 4-18 5-12 6-6 7-10 8-3

Phone: (978)486-9874

Grades: PK - 8

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 8.1 to 1

GREATER VISIONS CHILDRENS CENTER

180 OLD WESTFORD RD, CHELMSFORD, MA 01824

Distance from Subject: 3.7 Miles

Affiliation: Nonsectarian

Students: 8

Enrollment By Grade: K-8

Phone: (978)256-2539

Grades: K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.0 to 1

CHELMSFORD CHILDRENS SCHOOL

135 PARKER ROAD, CHELMSFORD, MA 01824

Distance from Subject: 4.0 Miles

Affiliation: Nonsectarian

Students: 70

Enrollment By Grade: PK-40 K-30

Phone: (978)256-3831

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 16.0 to 1

KINDERCARE LEARING CENTER#654

72 BOSTON RD, CHELMSFORD, MA 01824

Distance from Subject: 4.5 Miles

Affiliation: Nonsectarian

Students: 59

Enrollment By Grade: PK-45 K-14

Phone: (978)256-0561

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 1.0 to 1

ALPHA OMEGA

544 Newtowne Rd, LITTLETON, MA 01460

Distance from Subject: 4.7 Miles

Affiliation: Nonsectarian

Students: 21

Student/ Homeroom Ratio: 2.3

School Colors: Royal & White

Enrollment By Grade: UG-7 6-1 8-5 9-2 11-4 12-2

Phone: (978)486-8919

Grades: 6 - 12

School Type: Special Education

Gender: All-Male

Student/Teacher Ratio: 5.4 to 1





Housing Information

WESTFORD

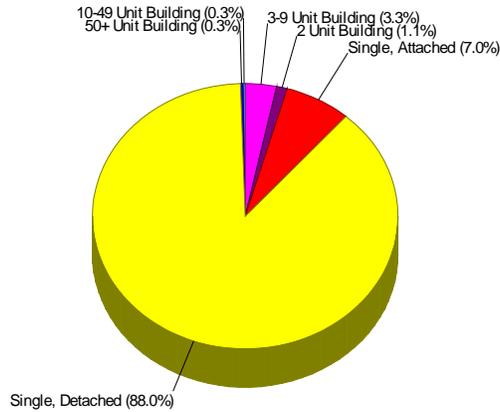
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Housing Characteristics For Neighborhood Within Town of Westford

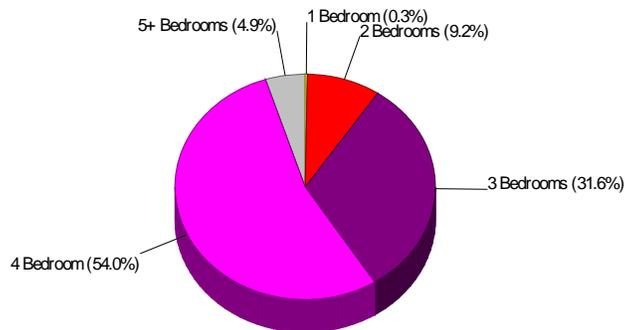
Average Age of Housing 21 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Westford

Owner Occupied Households = 95.4%
Median Housing Value = \$473,641
Median Number of Bedrooms = 4



Home Size Breakdown



Housing Information



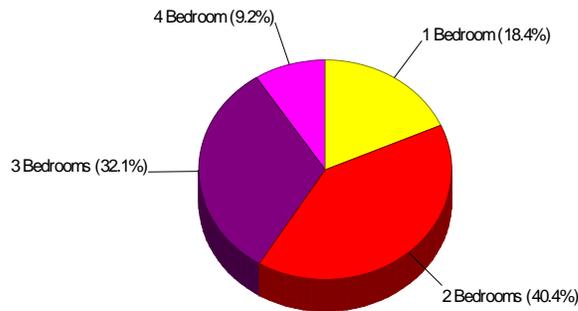
Rental

For Neighborhood Within Town of Westford

Renter Occupied Households = 4.6%

Median Monthly Rent = \$699

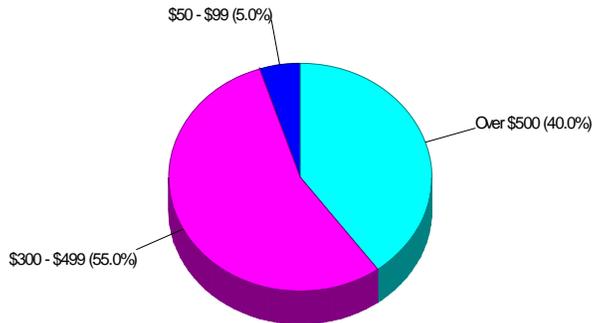
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$357,500
Average Price = \$492,000



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





Crime Information

WESTFORD

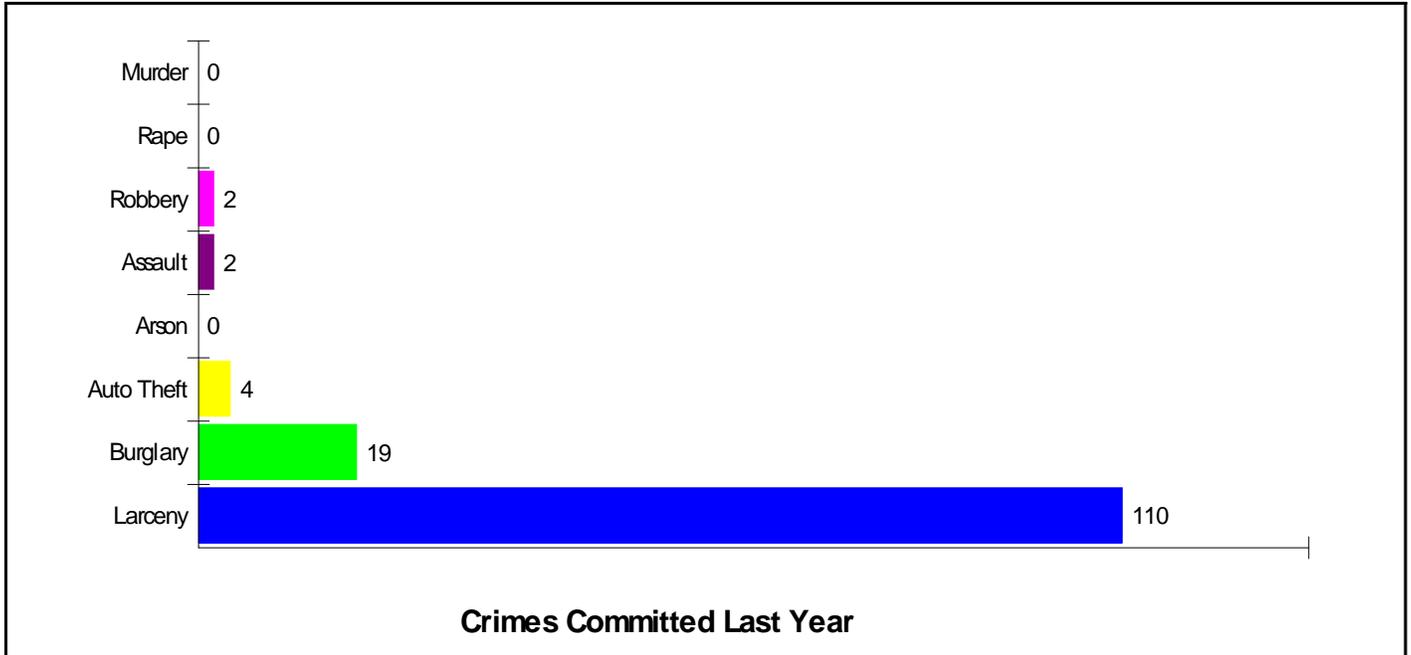
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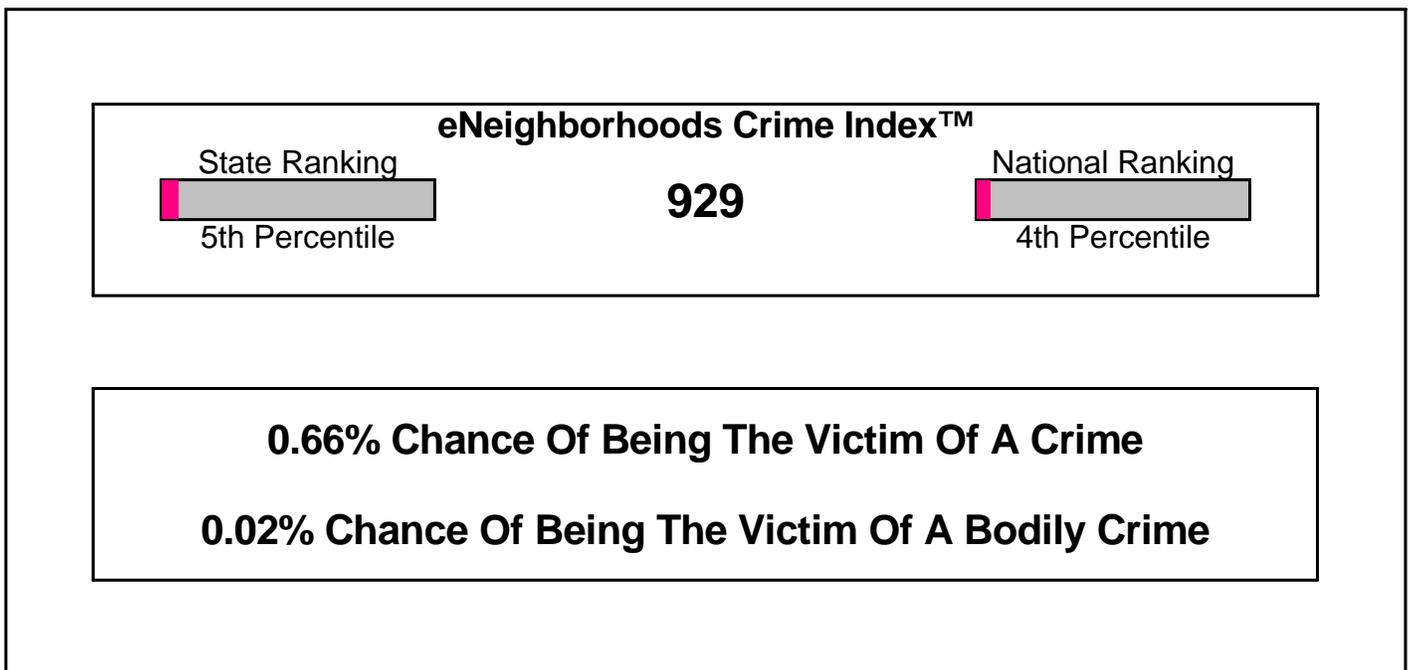
Crime Information



Crime Incidents For Town of Westford



Crime Index For Town of Westford



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Climate Information

WESTFORD

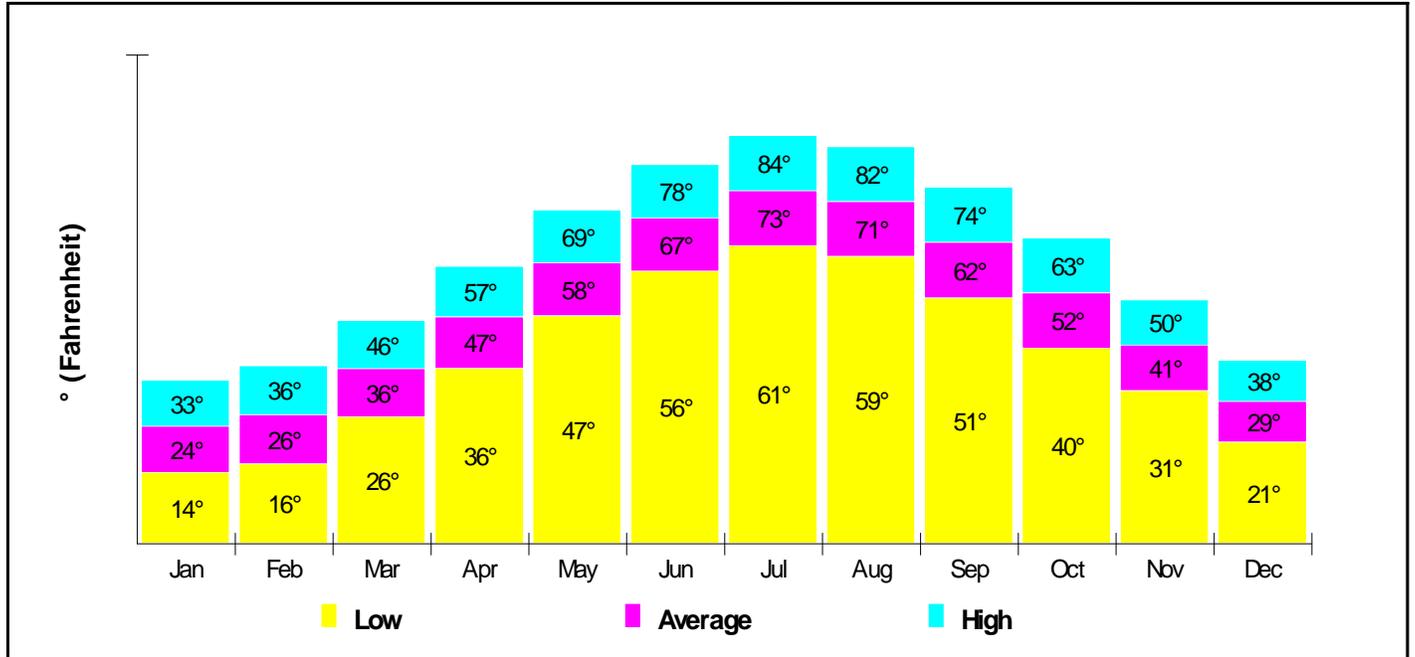
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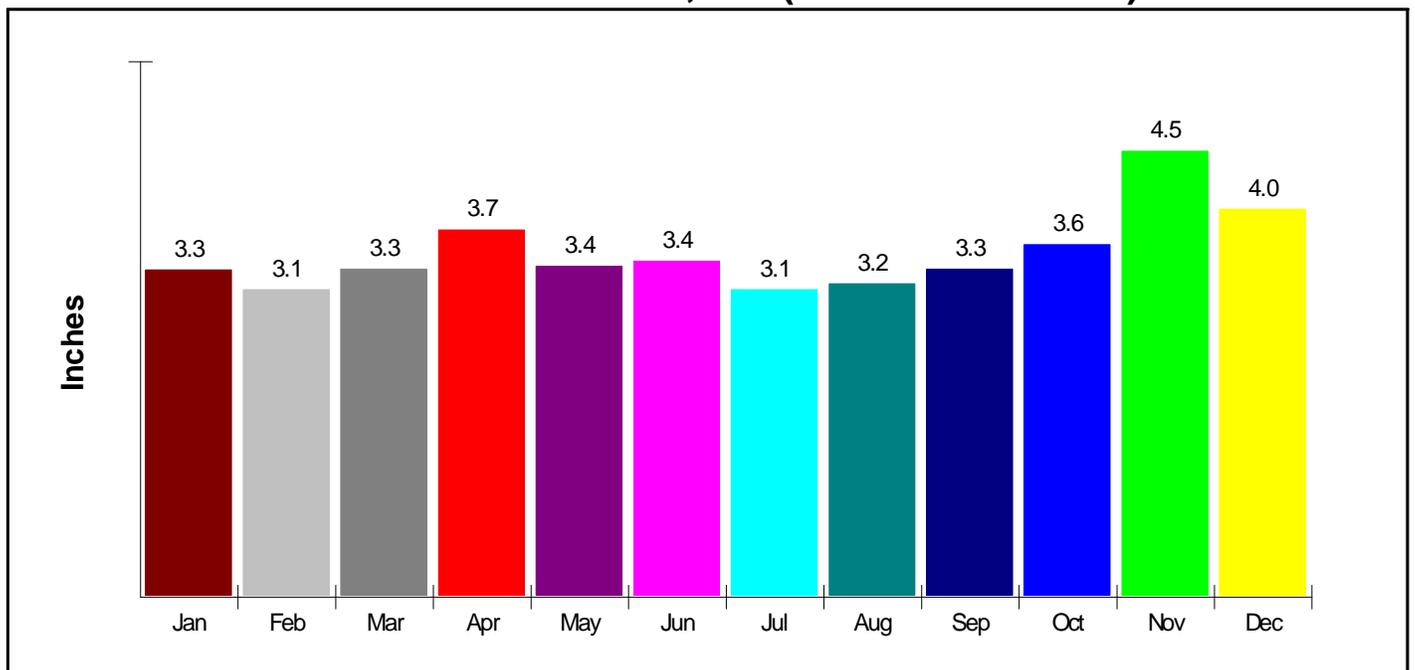
Climate Information



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



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



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Houses of Worship

WESTFORD

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Houses of Worship



Houses of Worship

FIRST PARISH CHURCH UNITED Phone: (978)692-8350
48 MAIN ST, WESTFORD, MA 01886 Distance from Subject: 0.10 miles
Denomination: Churches, Denomination Unknown

1ST PARISH CHURCH UNITED PARISH HALL Phone: (978)692-7027
2 LINCOLN, WESTFORD, MA 01886 Distance from Subject: 0.40 miles
Denomination: Unitarian Universal Fellowship

WESTFORD BIBLE CHURCH Phone: (978)692-6360
32 GRANITEVILLE RD, WESTFORD, MA 01886 Distance from Subject: 0.70 miles
Denomination: Churches, Denomination Unknown

BETHEL CHRISTIAN CHURCH & SCHL Phone: (978)692-1628
73 LITTLETON RD, WESTFORD, MA 01886 Distance from Subject: 1.60 miles
Denomination: Pentecostal Churches

UNITED METHODIST CHURCH WESTFORD Phone: (978)692-4176
6 CHURCH ST, WESTFORD, MA 01886 Distance from Subject: 1.80 miles
Denomination: Methodist Churches

ST. CATHERINE'S Phone: (978)692-6353
107 N MAIN ST, WESTFORD, MA 01886 Distance from Subject: 2.10 miles
Denomination: Catholic Churches

ST CATHERINE'S RELIGIOUS EDCTN Phone: (978)692-5435
107 N MAIN ST, WESTFORD, MA 01886 Distance from Subject: 2.10 miles
Denomination: Catholic Churches

CONGREGATIONAL CHURCH IN N Phone: (978)251-1261
15 PRINCETON, CHELMSFORD, MA 01824 Distance from Subject: 2.40 miles
Denomination: Congregational Churches

NEW SONG COMMUNITY CHURCH Phone: (978)392-5900
65 POWER RD, WESTFORD, MA 01886 Distance from Subject: 2.40 miles
Denomination: Churches, Denomination Unknown

FIRST BAPTIST CHURCH CHELMSFORD Phone: (978)256-8630
ACTON RD, CHELMSFORD, MA 01824 Distance from Subject: 2.80 miles
Denomination: Baptist Churches



Houses of Worship



Houses of Worship

NASHOBA GRACE COMMUNITY CHURCH

17 STEVENS ST, LITTLETON, MA 01460

Denomination: Churches, Denomination Unknown**Phone:** (978)486-0201**Distance from Subject:** 2.90 miles

W CHELMSFORD UNITED METHODIST

242 MAIN ST, N CHELMSFORD, MA 01863

Denomination: Methodist Churches**Phone:** (978)251-4834**Distance from Subject:** 3.10 miles

CHURCH JESUS CHRIST LATTER DAY SAINTS

616 GREAT RD, LITTLETON, MA 01460

Denomination: Church of Jesus Christ of Latter Day Saints**Phone:** (978)486-4513**Distance from Subject:** 3.10 miles

FIRST BAPTIST CHURCH

3 MAPLE RD, CHELMSFORD, MA 01824

Denomination: Baptist Churches**Phone:** (978)256-3484**Distance from Subject:** 3.10 miles

CHINESE CHRISTIAN INTERNET

197 LITTLETON RD, CHELMSFORD, MA 01824

Denomination: Churches, Denomination Unknown**Phone:** (978)250-7388**Distance from Subject:** 3.30 miles



County Facts

WESTFORD

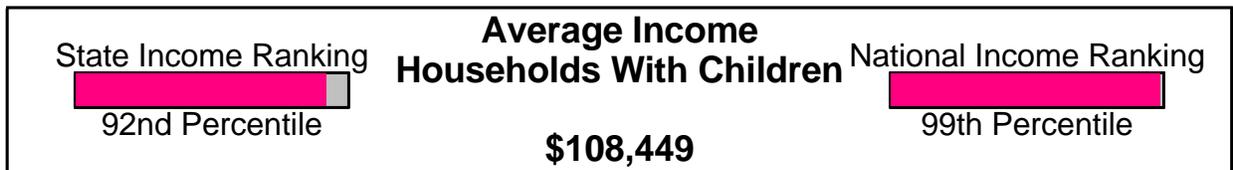
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County Facts

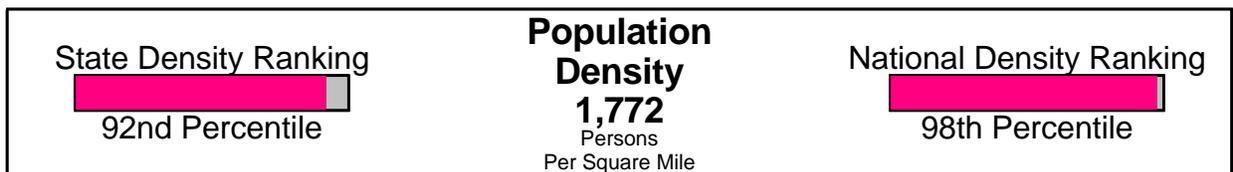


Income For Middlesex County



Population For Middlesex County

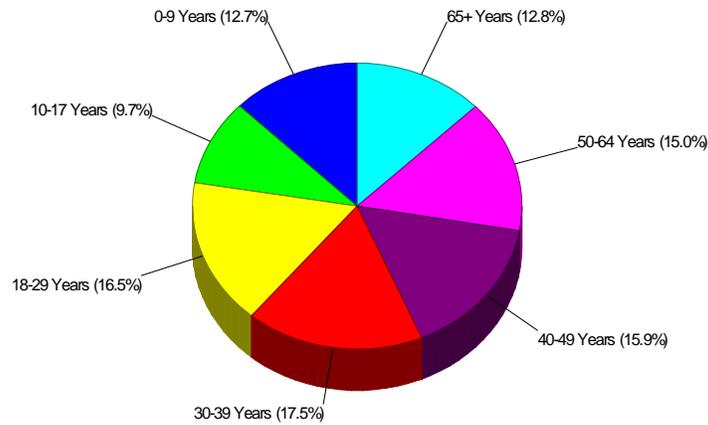
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

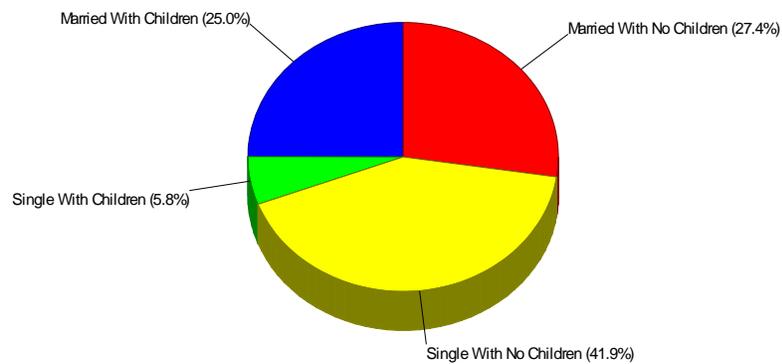


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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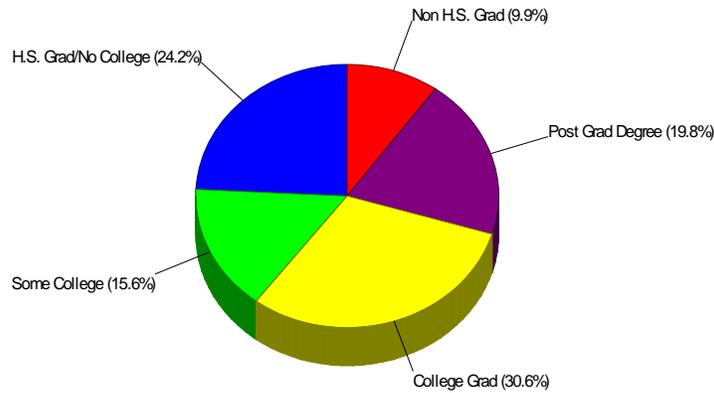


County Facts



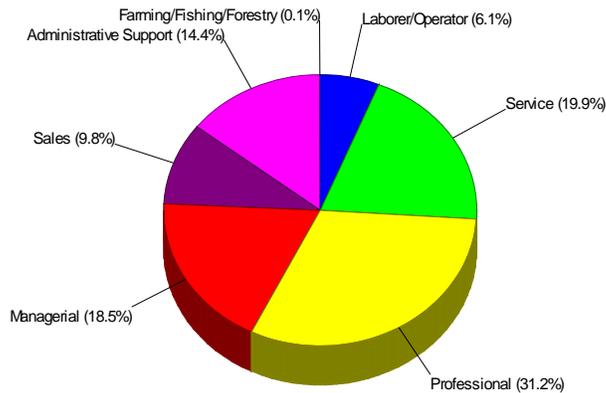
Adult Education Level For Middlesex County

**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

WESTFORD

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State Facts



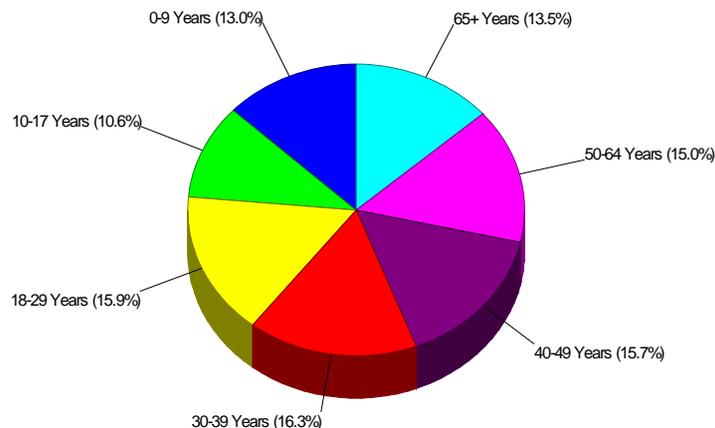
General Facts For Massachusetts



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



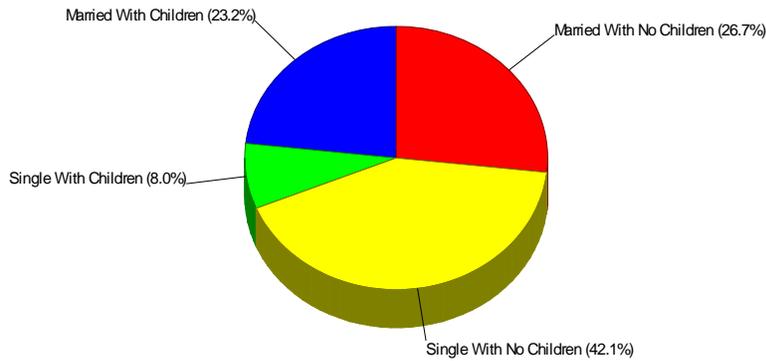
Prepared by Serene Knell, BROKER, REALTOR®





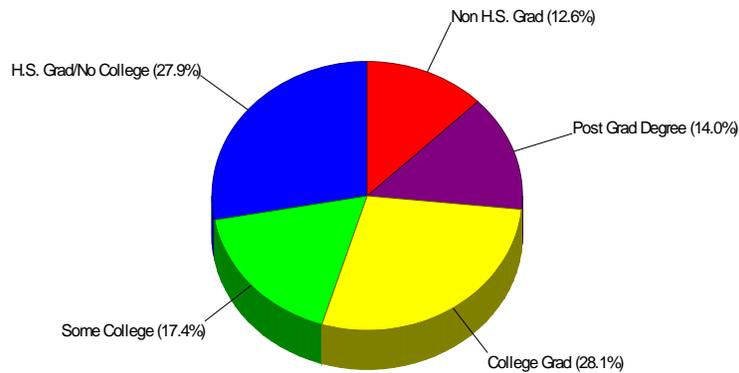
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

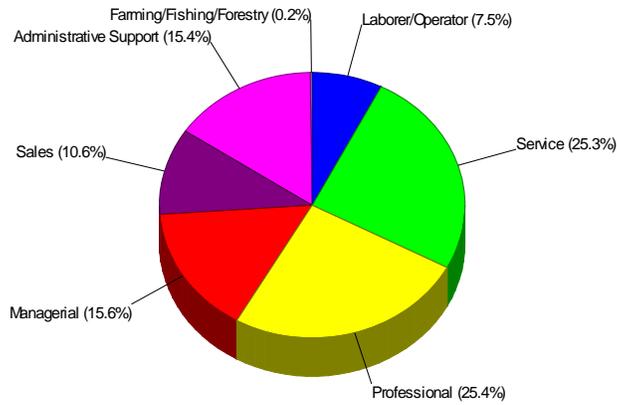
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation