



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

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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!





WINDHAM, NH





Neighborhood Facts

WINDHAM

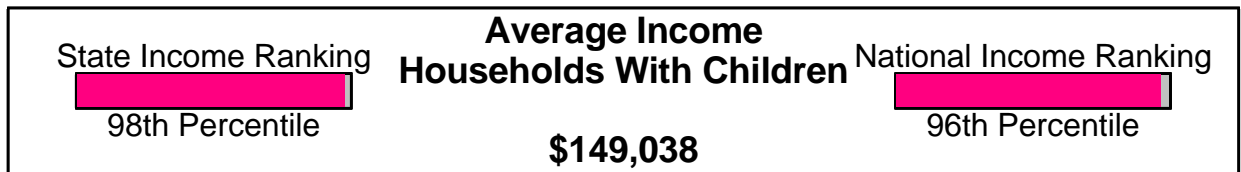
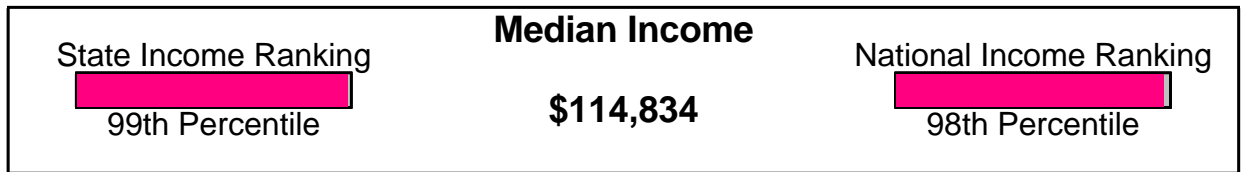
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Neighborhood Facts

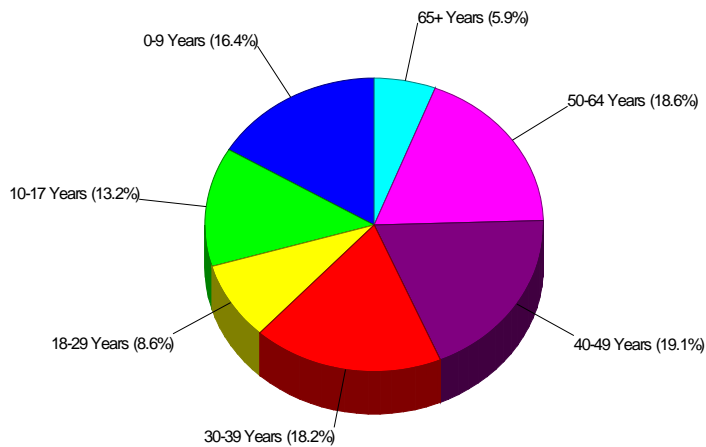


Income For Neighborhood Within Town of Windham



Age Breakdown For Neighborhood Within Town of Windham

Average Age = 37.3 Years



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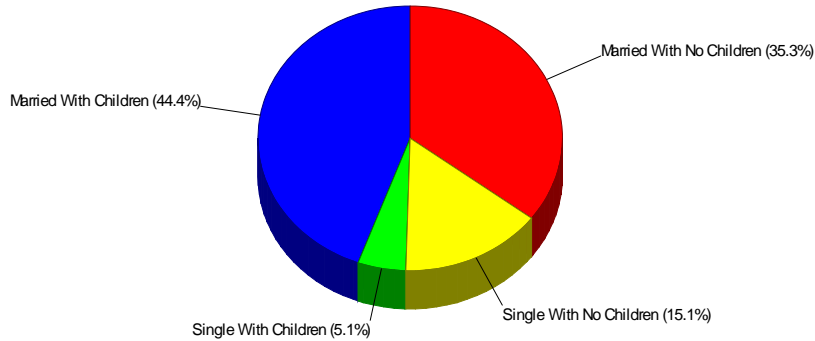


Neighborhood Facts



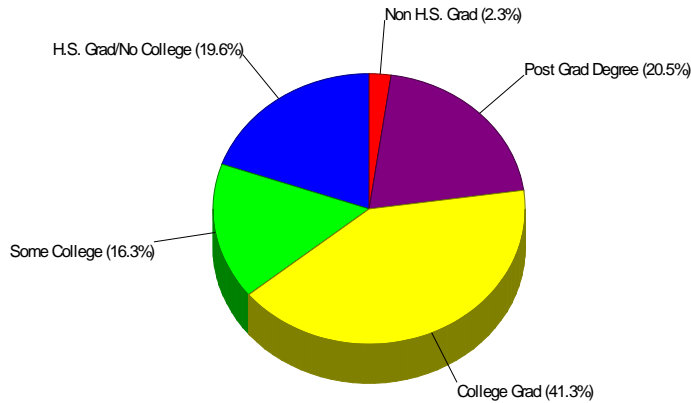
Household Characteristics For Neighborhood Within Town of Windham

79.8% Married
49.6% With Children



Adult Education Level For Neighborhood Within Town of Windham

97.7% High School Graduates
61.8% College Graduates



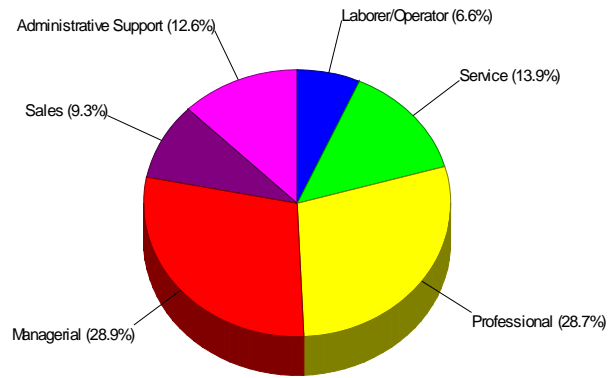
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Neighborhood Facts



Employment For Neighborhood Within Town of Windham Average Travel Time To Work = 33.9 Minutes



Occupation





Area Facts

WINDHAM

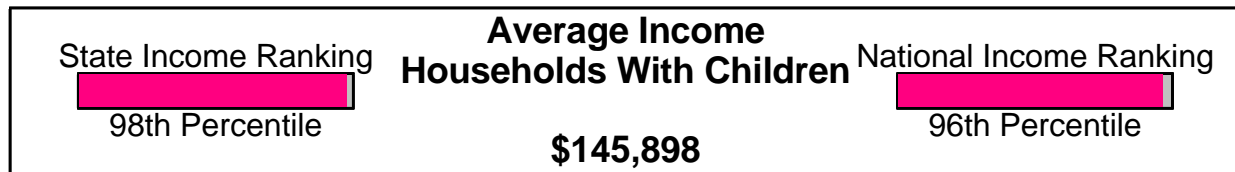
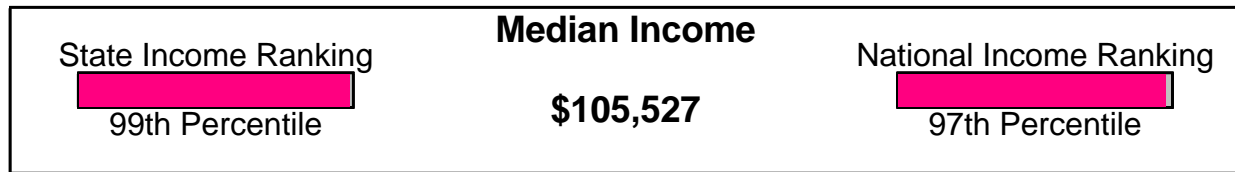
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Area Facts

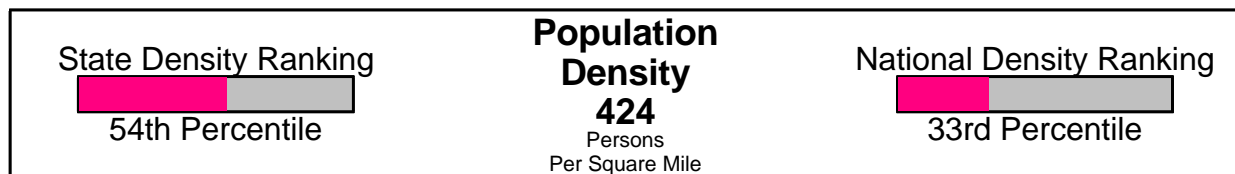


Income For Town of Windham



Population For Town of Windham

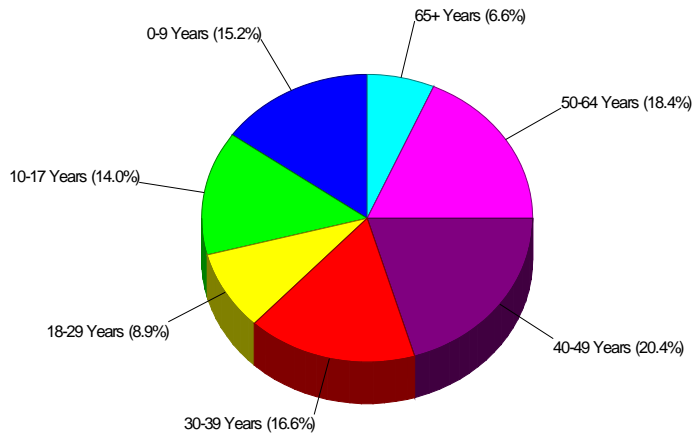
Population = 11,351
Land Area = 26.8 Square Miles



Area Facts

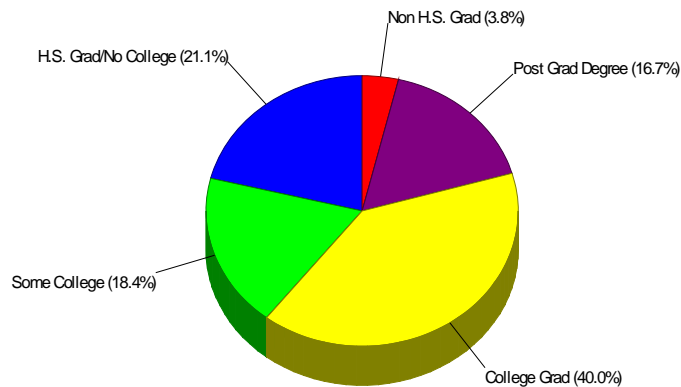


Age Breakdown For Town of Windham Average Age = 37.8 Years



Adult Education Level For Town of Windham

96.2% High School Graduates
56.7% College Graduates



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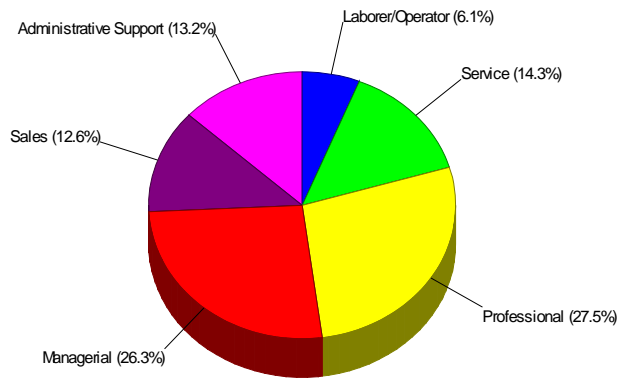


Area Facts



Employment For Town of Windham

Average Travel Time To Work = 34.8 Minutes



Occupation





School Information

WINDHAM

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School Information



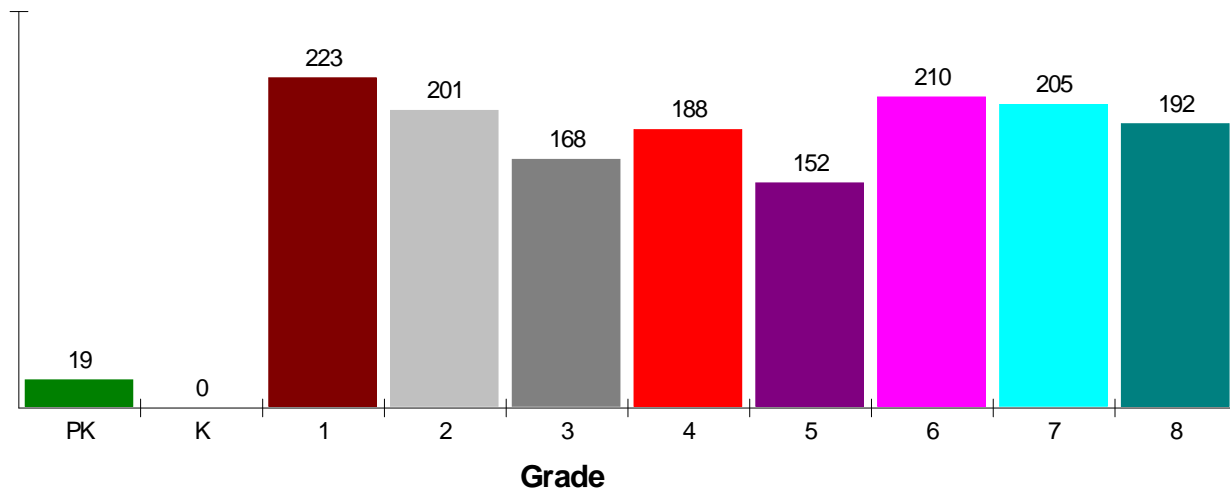
General Facts FOR WINDHAM SCHOOL DISTRICT

WINDHAM SCHOOL DISTRICT
19 HAVERHILL RD
WINDHAM, NH 03087

Type:	(603)425-1976	Union Component Local District
Grade Range:		PK - 8
Schools:		4
Teacher:		115
Students:		1,558
Student/Teacher Ratio:		13.5 To 1
Student/Librarian Ratio:		1,558.0 To 1
Secondary Student/Guidance Ratio:		Not Available

Student Enrollment By Grade FOR WINDHAM SCHOOL DISTRICT

Total Enrollment = 1,558



National Enrollment Ranking: 6,116 of 15,679 (60th Percentile)

State Enrollment Ranking: 45 of 167 (73rd Percentile)

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School Information

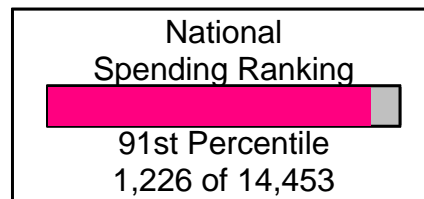
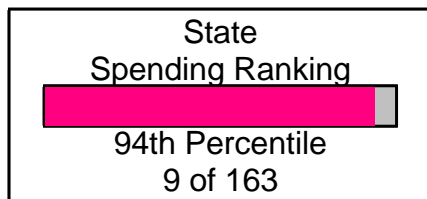
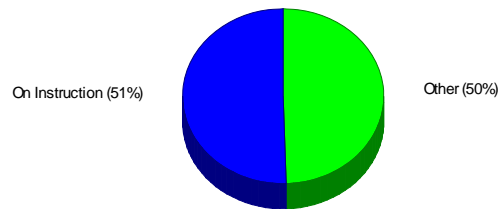


High School Statistics FOR WINDHAM SCHOOL DISTRICT

Information Not Available For This Area

School Expenditures FOR WINDHAM SCHOOL DISTRICT

Expenditures Per Student
\$13,214

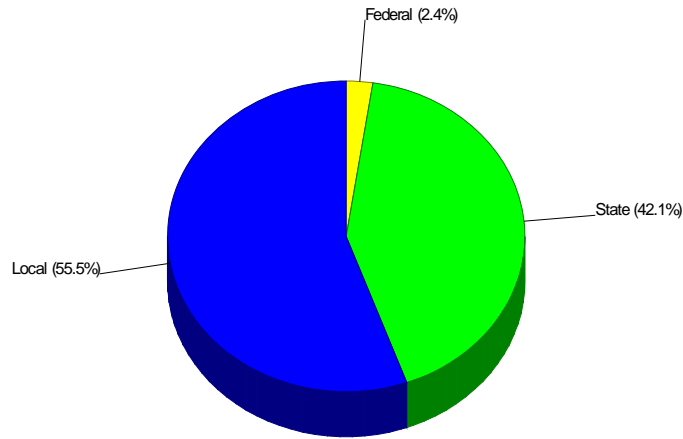


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School Funding FOR WINDHAM SCHOOL DISTRICT



School Information



Public Schools for District

WINDHAM CENTER SCHOOL Phone: (603)432-7312
2 LOWELL RD, WINDHAM, NH 03087 Grades: 3 - 5
Distance from Subject: 0.0 Miles **School Type:** Regular
Student/Teacher Ratio: 11.0 to 1 **Students/Teachers:** 486/44
Mascot: Wildcats **School Colors :** Kelly Green & White

WINDHAM-PELHAM PRESCHOOL Phone: (603)425-1976
21 HAVERHILL RD, WINDHAM, NH 03087 Grades: PK
Distance from Subject: 0.3 Miles **School Type:** Regular
Student/Teacher Ratio: N/A **Students/Teachers:** NA/4

WINDHAM MIDDLE SCHOOL Phone: (603)893-2636
112 LOWELL RD, WINDHAM, NH 03087 Grades: 6 - 8
Distance from Subject: 1.7 Miles **School Type:** Regular
Student/Teacher Ratio: 15.8 to 1 **Students/Teachers:** 585/37
Mascot: Bobcats **School Colors :** Yellow & Hunter Green

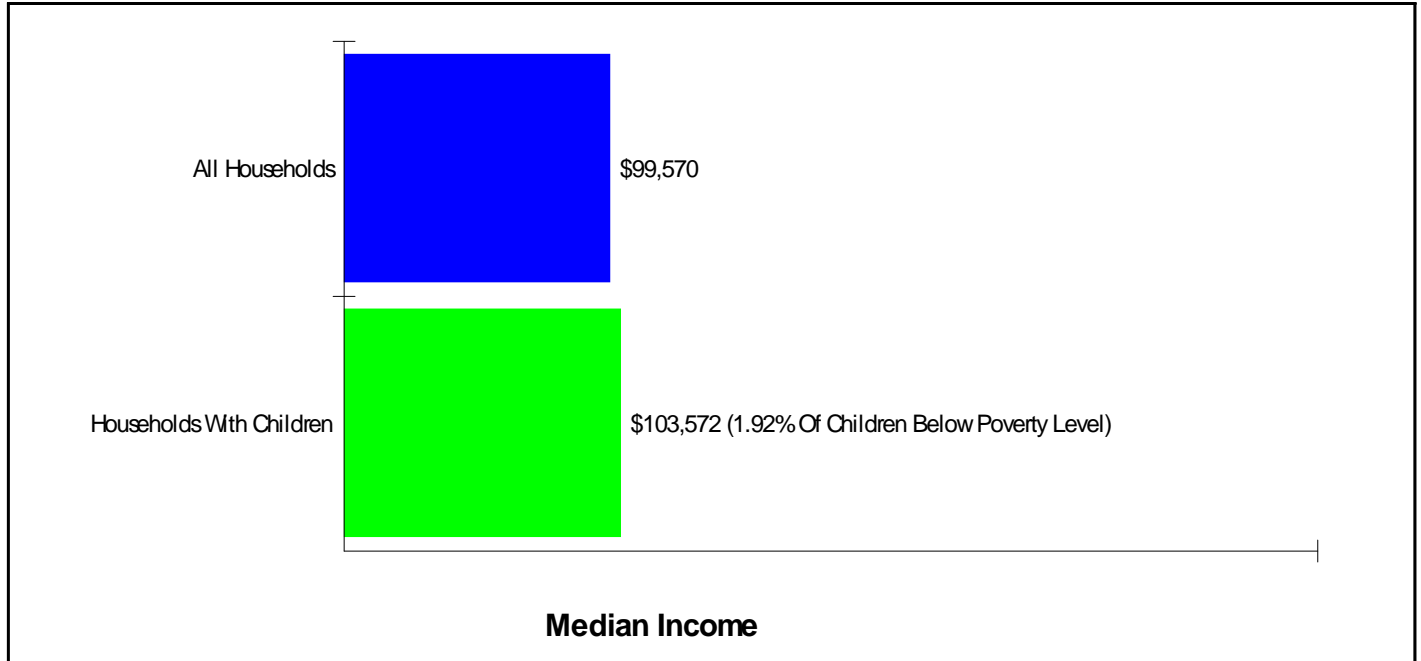
GOLDEN BROOK ELEMENTARY SCHOOL Phone: (603)898-9586
112 LOWELL RD, WINDHAM, NH 03087 Grades: 1 - 2
Distance from Subject: 1.7 Miles **School Type:** Regular
Student/Teacher Ratio: 13.3 to 1 **Students/Teachers:** 400/30
School Colors : Kelly Green & White



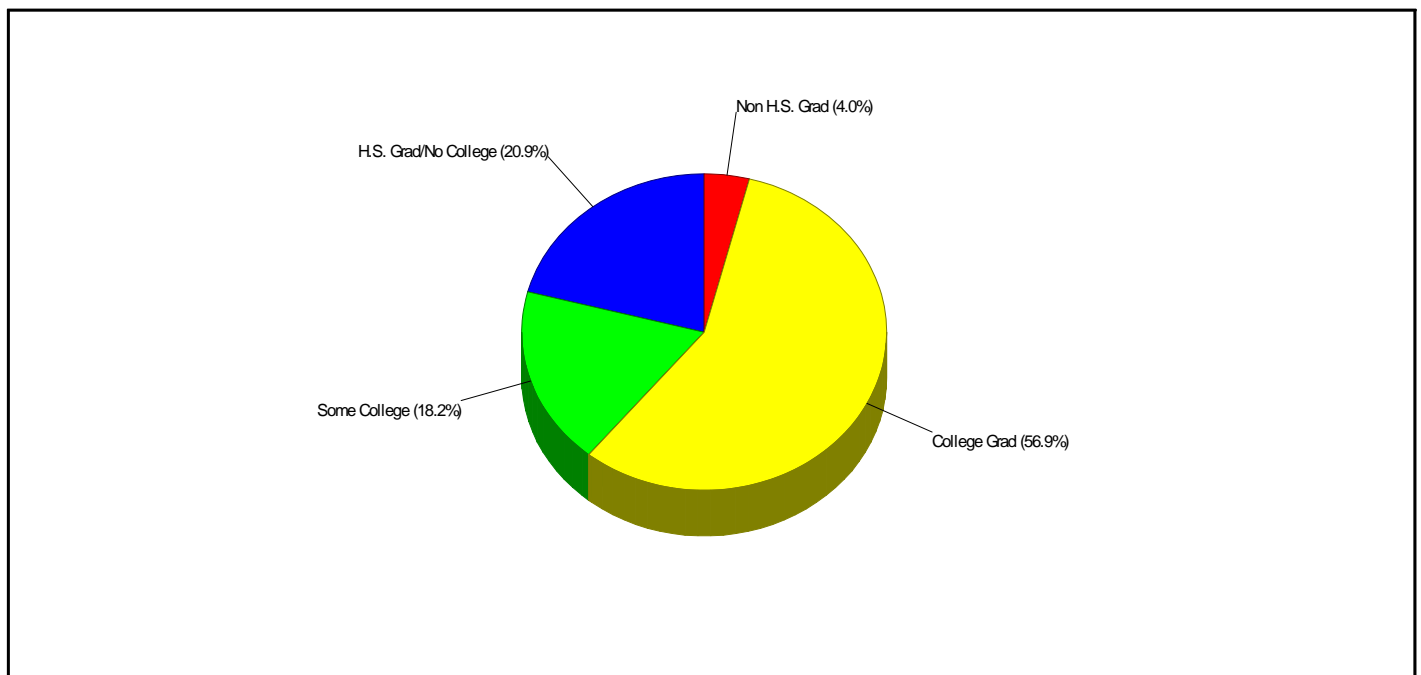
School Information



Income FOR WINDHAM SCHOOL DISTRICT



Parent Education Level FOR WINDHAM SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 20.29% within School District

JP KIDS AND COMPANY

Distance from Subject: 0.7 Miles
Affiliation: Nonsectarian
Students: 99
Enrollment By Grade: PK-56 K-43

Phone: (603)432-5010
Grades: PK - K
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 10.8 to 1

JP KIDS & COMPANY

Distance from Subject: 0.7 Miles
Affiliation: Nonsectarian
Students: 105
Enrollment By Grade: PK-62 K-43

Phone: (603)432-5010
Grades: PK - K
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 21.5 to 1

WINDHAM COOPERATIVE KINDERGRTN

89 RANGE ROAD, WINDHAM, NH 03087
Distance from Subject: 1.7 Miles
Affiliation: Nonsectarian
Students: 102
Enrollment By Grade: PK-62 K-40

Phone: (603)893-3069
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 16.0 to 1

VICTORY CHRISTIAN SCHOOL

42 Mammoth Rd, LONDONDERRY, NH 03053
Distance from Subject: 2.9 Miles
Affiliation: Baptist
Students: 162
Student/ Homeroom Ratio: 11.6
School Colors: Kelly Green & White
Enrollment By Grade: K-25 1-12 2-14 3-14 4-15 5-12 6-11 7-14 8-10
9-10 10-8 11-12 12-8

Phone: (603)434-2215
Grades: K - 12
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 7.9 to 1
Mascot: Crusaders

BEAVER VALLEY EARLY LRNING CENTER

Distance from Subject: 3.0 Miles
Affiliation: Nonsectarian
Students: 35
Enrollment By Grade: PK-20 K-15

Phone: (603)883-2647
Grades: PK - K
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 37.5 to 1



School Information



Private Schools

Private School Enrollment= 20.29% within School District

ENDLESS OPP. FOR CHILDREN

47 PELHAM ROAD, SALEM, NH 03079

Distance from Subject: 3.1 Miles

Affiliation: Nonsectarian

Students: 38

Enrollment By Grade: PK-31 K-7

Phone: (603)893-7710

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 1.3 to 1

ST. MARK'S NURSERY SCHOOL & KIN

LONDONDERRY, NH 03053

Distance from Subject: 3.3 Miles

Affiliation: Roman Catholic

Students: 45

Enrollment By Grade: PK-35 K-10

Phone: (603)432-1506

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 7.7 to 1

PIXIE PRE-SCHOOL

Distance from Subject: 3.5 Miles

Affiliation: Nonsectarian

Students: 92

Enrollment By Grade: PK-67 K-25

Phone: (603)432-7360

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 2.2 to 1

MERRIMACK VALLEY MONTESSORI SCHOOL

111 LOWELL ROAD, SALEM, NH 03079

Distance from Subject: 3.7 Miles

Affiliation: Nonsectarian

Students: 130

Enrollment By Grade: PK-91 K-39

Phone: (603)893-7310

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 13.0 to 1

OVER THE RAINBOW PRESCHOOL

233 ROCKINGHAM ROAD, DERRY, NH 03038

Distance from Subject: 3.8 Miles

Affiliation: Nonsectarian

Students: 115

Enrollment By Grade: PK-67 K-48

Phone: (603)432-6655

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 17.1 to 1



Housing Information

WINDHAM

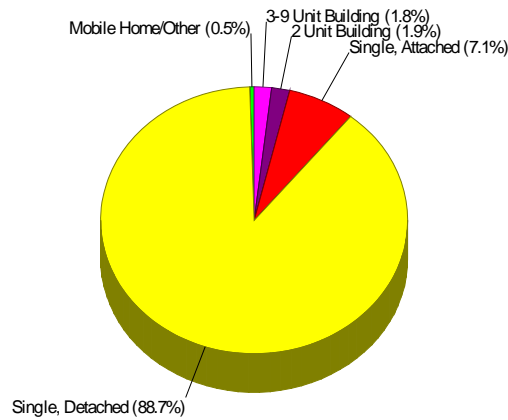
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Housing Characteristics For Neighborhood Within Town of Windham

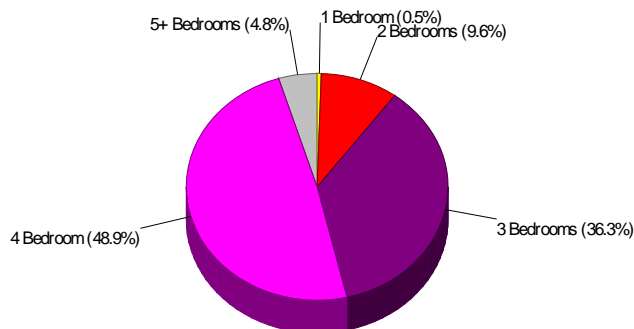
Average Age of Housing 17 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Windham

Owner Occupied Households = 95.4%
Median Housing Value = \$394,292
Median Number of Bedrooms = 4



Home Size Breakdown

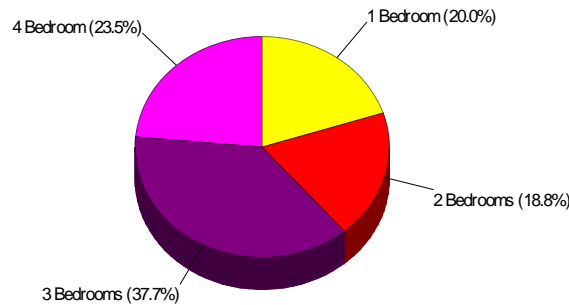
Housing Information



Rental

For Neighborhood Within Town of Windham

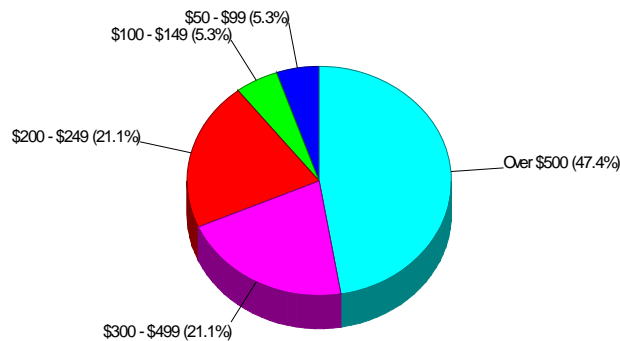
Renter Occupied Households = 4.6%
Median Monthly Rent = \$1,096
Median Number of Bedrooms = 3



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$369,000
Average Price = \$463,842



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

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Crime Information

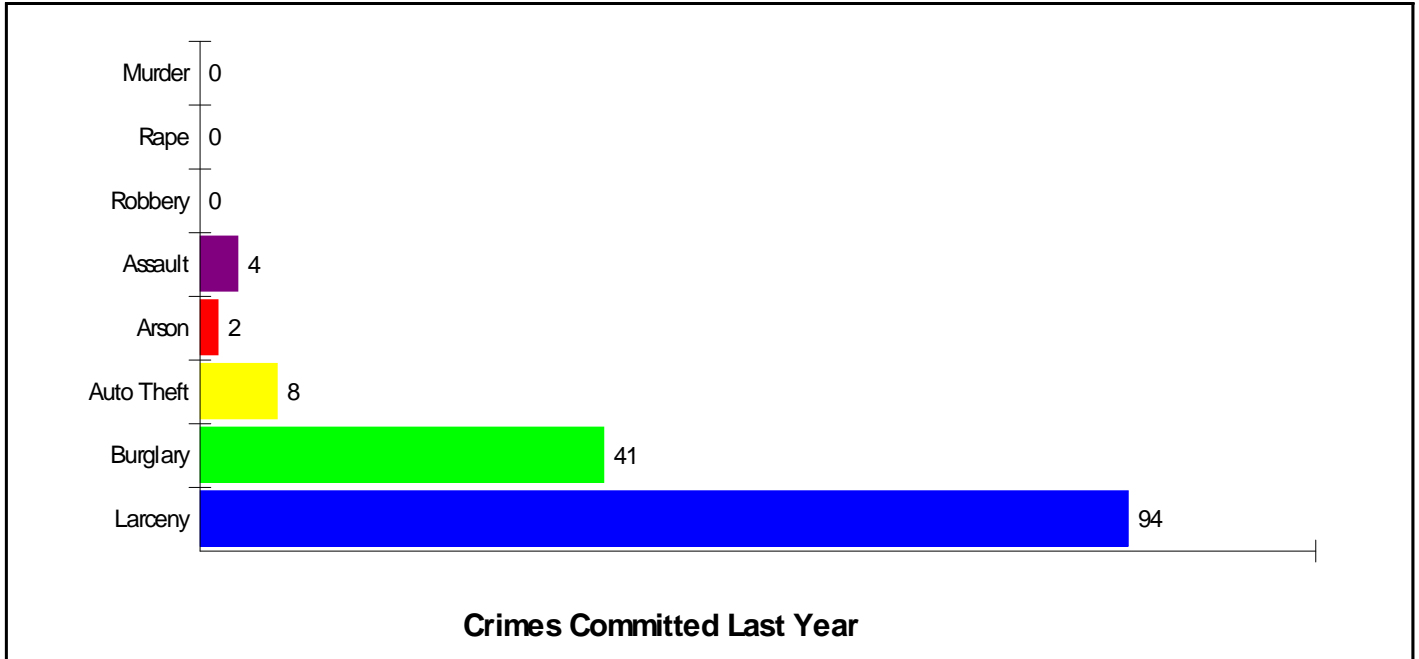
WINDHAM

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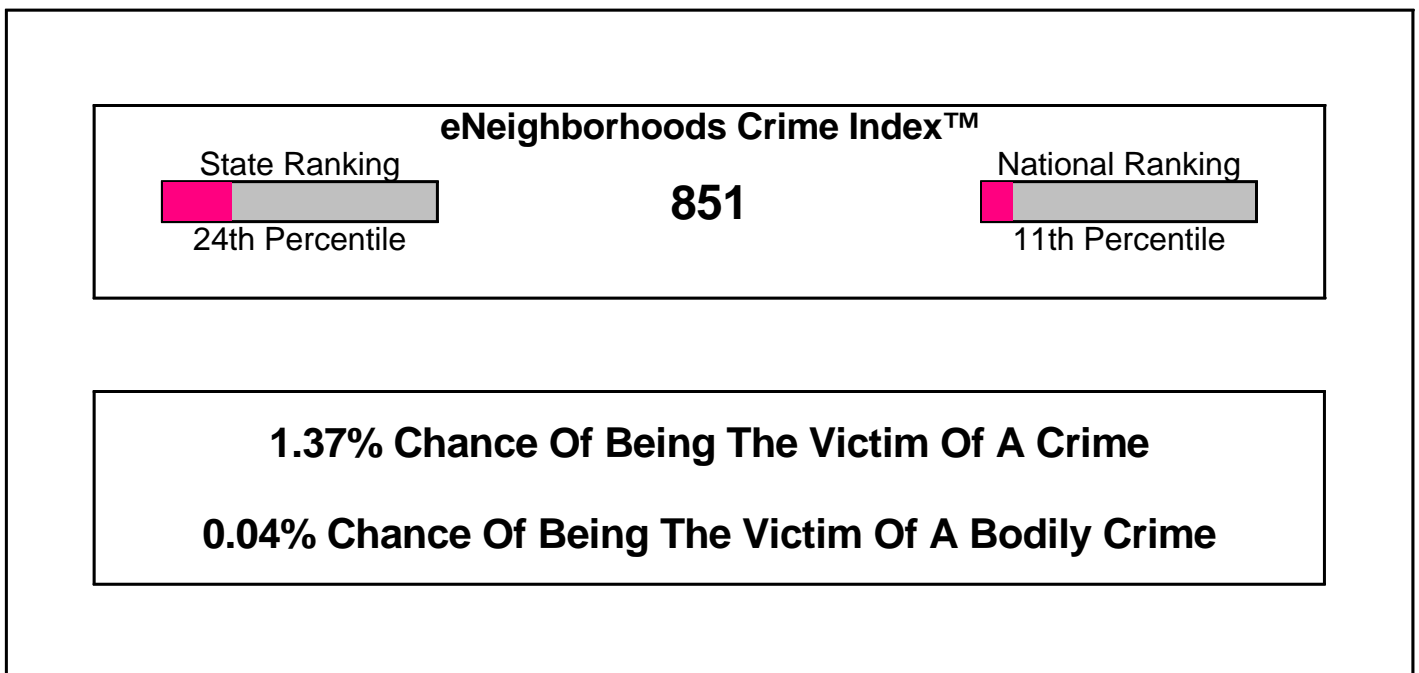




Crime Incidents For Town of Windham



Crime Index For Town of Windham





Climate Information

WINDHAM

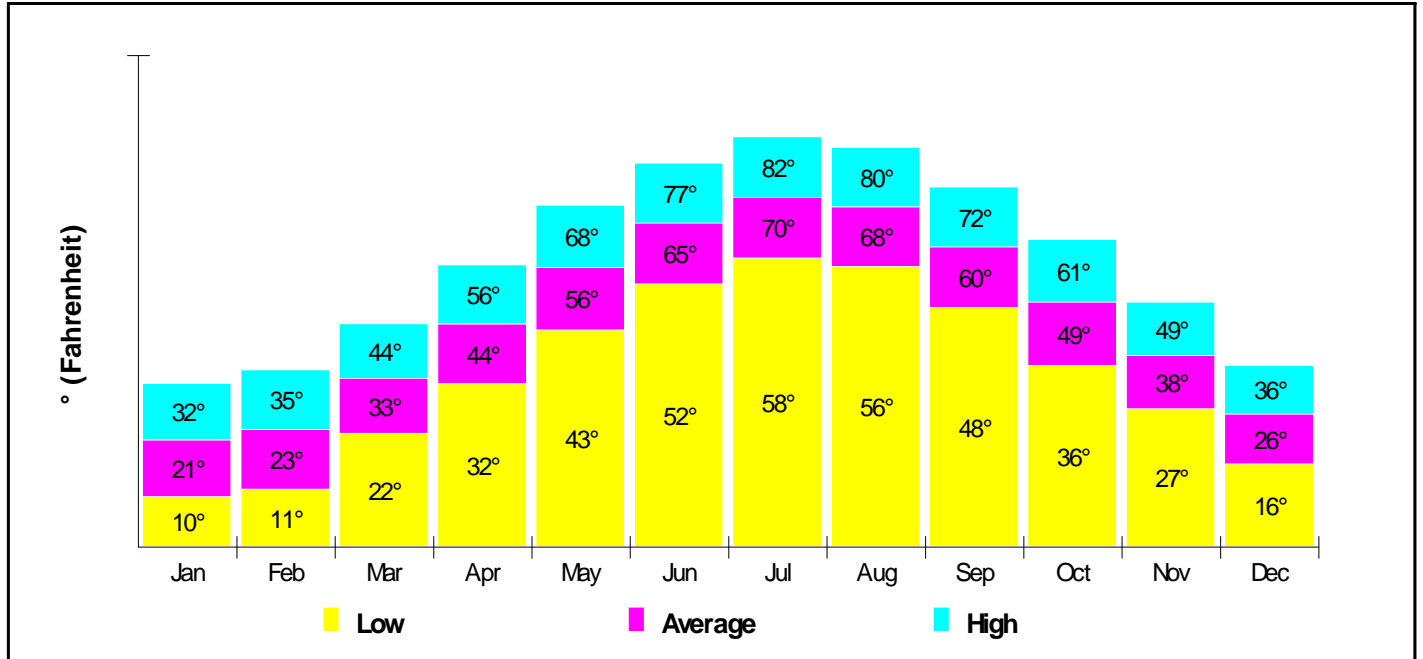
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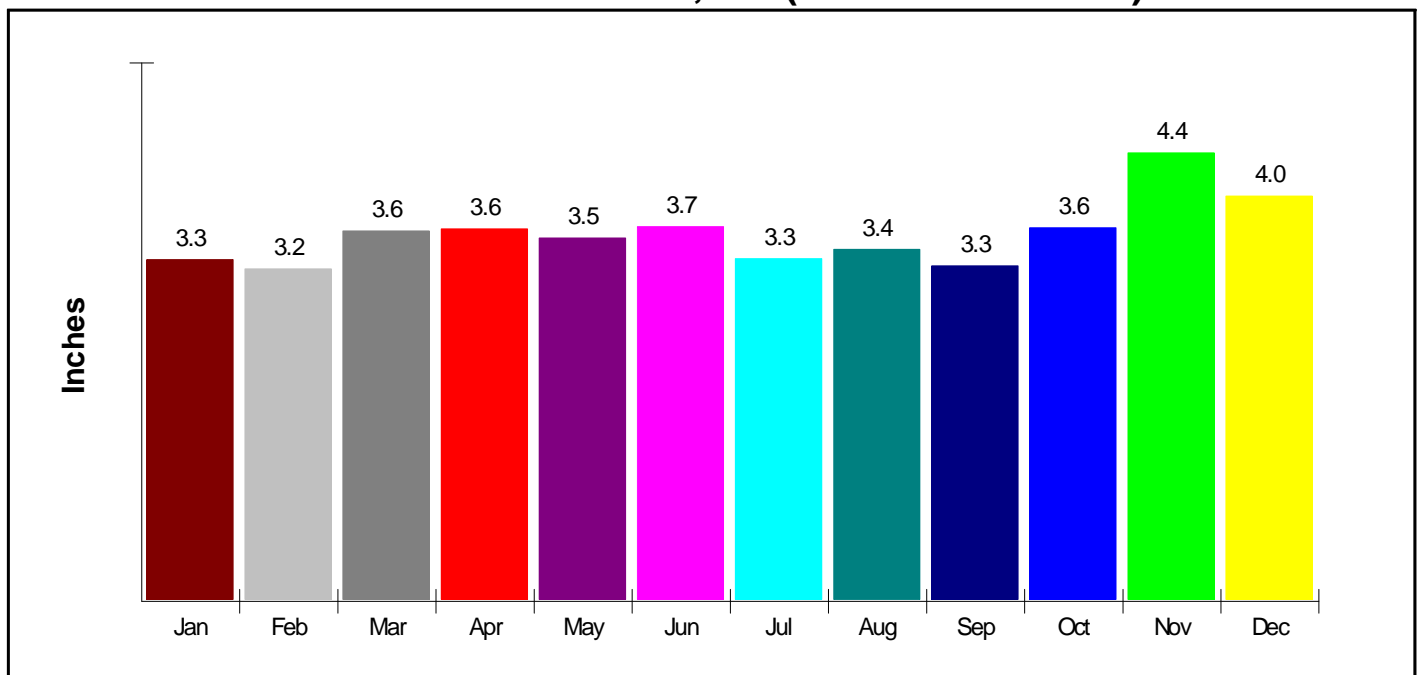
Climate Information



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



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



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Houses of Worship

WINDHAM

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Houses of Worship



Houses of Worship

WINDHAM BIBLE CHAPEL

COBBETTS POND RD, WINDHAM, NH 03087

Denomination: Covenant & Evangelical Churches**Phone:** (603)898-9899**Distance from Subject:** 1.20 miles

SISTERS OF MERCY

37 SEARLES RD, WINDHAM, NH 03087

Denomination: Churches, Denomination Unknown**Phone:** (603)894-6919**Distance from Subject:** 2.20 miles

WINDHAM PRESBYTERIAN CHURCH

LOWELL RD, WINDHAM, NH 03087

Denomination: Presbyterian Churches**Phone:** (603)432-2150**Distance from Subject:** 2.40 miles

SISTERS OF HOLY CROSS

68 MAMMOTH RD, LONDONDERRY, NH 03053

Denomination: Catholic Churches**Phone:** (603)432-2430**Distance from Subject:** 3.30 miles

JEHOVAH WITNESSES LONDONDERRY

10 KENDALL PD RD, LONDONDERRY, NH 03053

Denomination: Jehovah's Witnesses**Phone:** (603)432-3158**Distance from Subject:** 3.50 miles

ROCKINGHAM CHRISTIAN CHURCH

224 N BROADWAY, SALEM, NH 03079

Denomination: Churches, Denomination Unknown**Phone:** (603)894-5228**Distance from Subject:** 3.60 miles

SISTERS OF MERCY

28 KIENIA RD, HUDSON, NH 03051

Denomination: Catholic Churches**Phone:** (603)881-3391**Distance from Subject:** 3.80 miles

GRACE ASSEMBLY OF GOD

199 ZION HILL RD, SALEM, NH 03079

Denomination: Assembly of God Churches**Phone:** (603)898-1650**Distance from Subject:** 3.90 miles

PLEASANT SAINT UNITED METHODIST CHURCH

8 PLEASANT ST, SALEM, NH 03079

Denomination: Methodist Churches**Phone:** (603)898-2501**Distance from Subject:** 3.90 miles

NEW ENGLAND PENTECOSTAL CHURCH OFFICE

327 GAGE HILL RD, PELHAM, NH 03076

Denomination: Pentecostal Churches**Phone:** (603)898-4637**Distance from Subject:** 4.00 miles

Houses of Worship



Houses of Worship

TRIUMPHANT CROSS LUTHERAN CHURCH

171 ZION HILL RD, SALEM, NH 03079

Denomination: Lutheran Churches**Phone:** (603)893-0305**Distance from Subject:** 4.10 miles

FIRST BAPTIST CHURCH

101 SCHOOL ST, SALEM, NH 03079

Denomination: Baptist Churches**Phone:** (603)893-9191**Distance from Subject:** 4.50 miles

HOPE CHAPEL OF LONDONDERRY

80 NASHUA RD, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)437-4673**Distance from Subject:** 4.70 miles

SAINT PATRICK RELIGIOUS ED

16 MAIN ST, PELHAM, NH 03076

Denomination: Catholic Churches**Phone:** (603)635-1447**Distance from Subject:** 4.70 miles

ST PATRICKS CLUBHOUSE

12 MAIN ST, PELHAM, NH 03076

Denomination: Catholic Churches**Phone:** (603)635-3829**Distance from Subject:** 4.70 miles



County Facts

WINDHAM

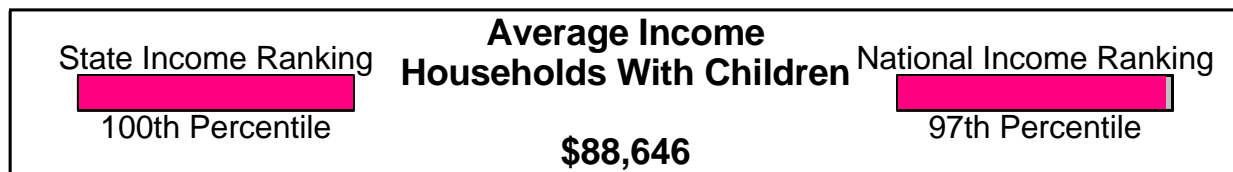
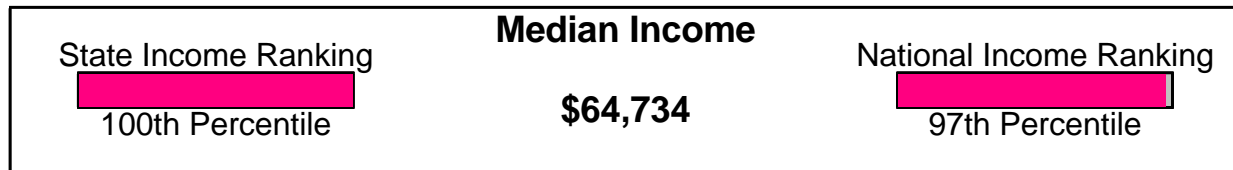
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County Facts

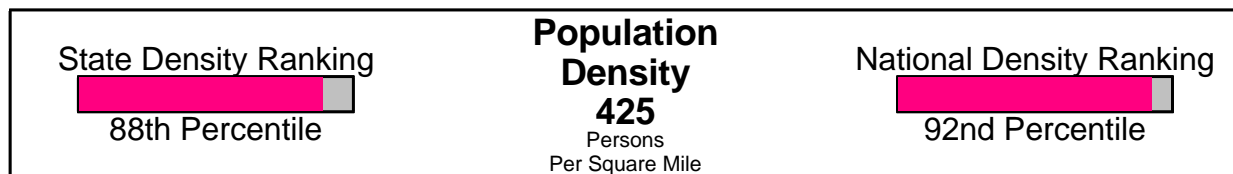


Income For Rockingham County



Population For Rockingham County

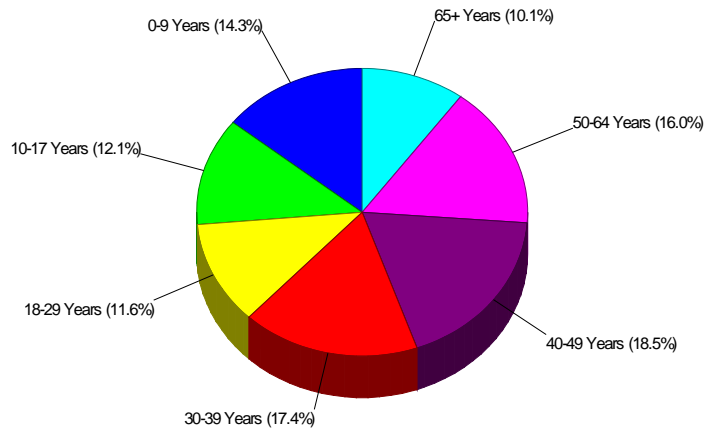
Population = 295,076
Land Area = 695.0 Square Miles



County Facts

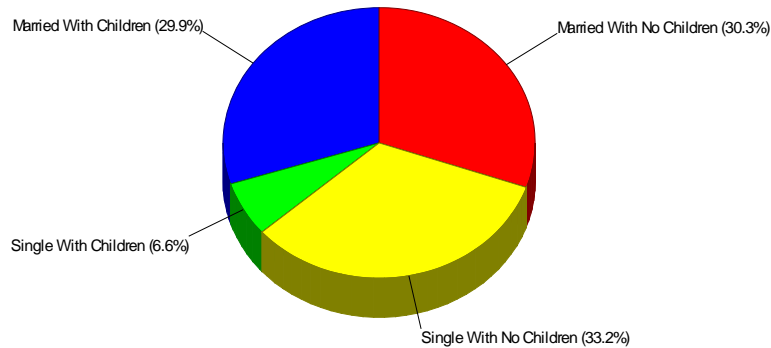


Age Breakdown For Rockingham County Average Age = 37.2 Years



Household Characteristics For Rockingham County

60.2% Married
36.5% With Children



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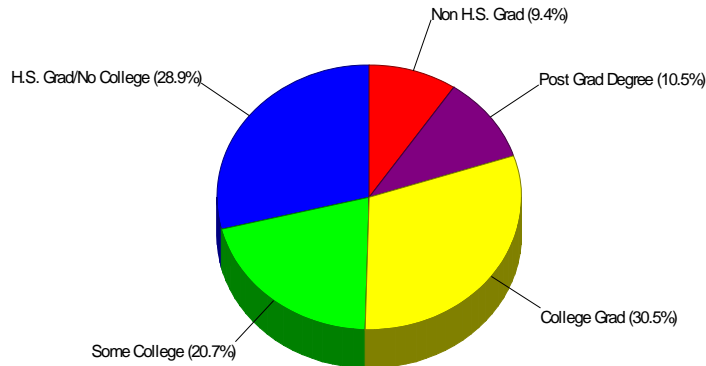


County Facts



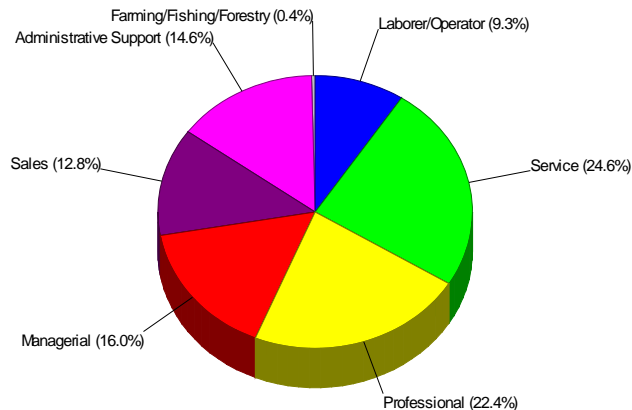
Adult Education Level For Rockingham County

90.6% High School Graduates
41.0% College Graduates



Employment For Rockingham County

Average Travel Time To Work = 30.9 Minutes



Occupation

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State Facts

WINDHAM

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State Facts



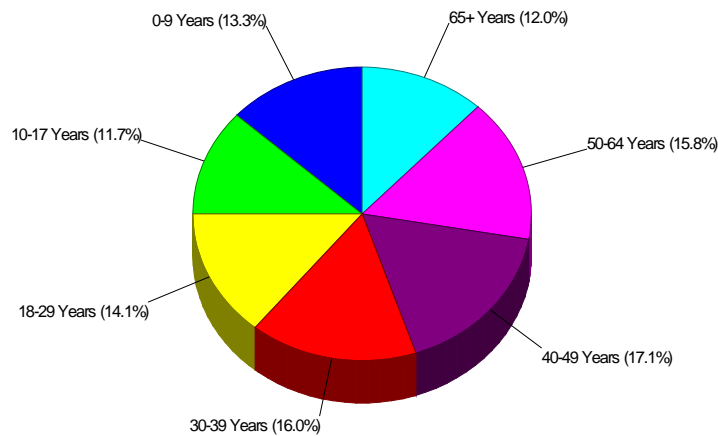
General Facts For New Hampshire



Median Income:	\$52,409
Income (W/Children):	\$73,308
Population:	1,309,940
Land Area:	8,968 Square Miles
Population Density:	146 Persons Per Square Mile
Nickname:	Granite State
Capital:	Concord
Date of Statehood:	June 21, 1788
State Bird:	Purple Finch
State Flower:	Purple Lilac
State Tree:	White Birch

Age Breakdown For New Hampshire

Average Age = 37.1 Years



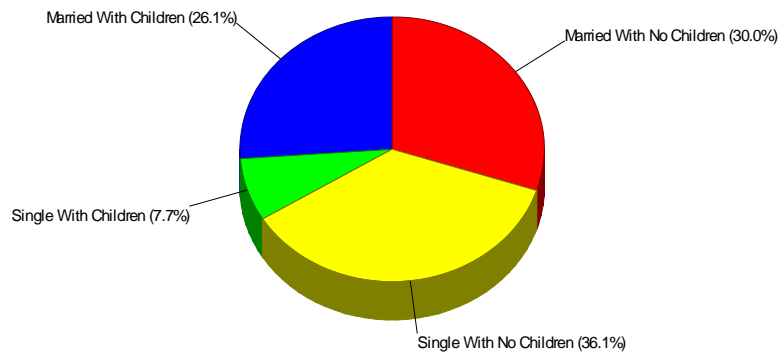
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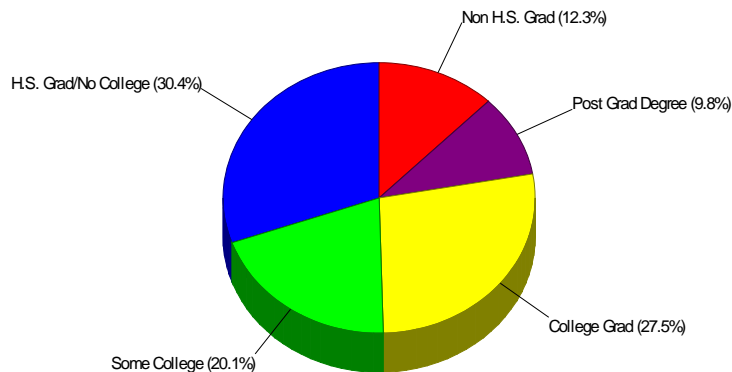
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

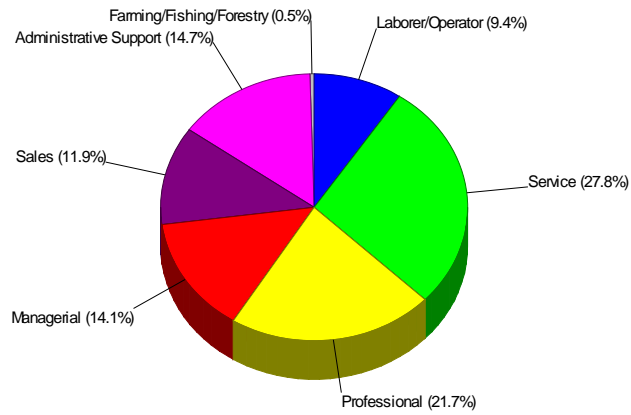
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation