



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
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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



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.

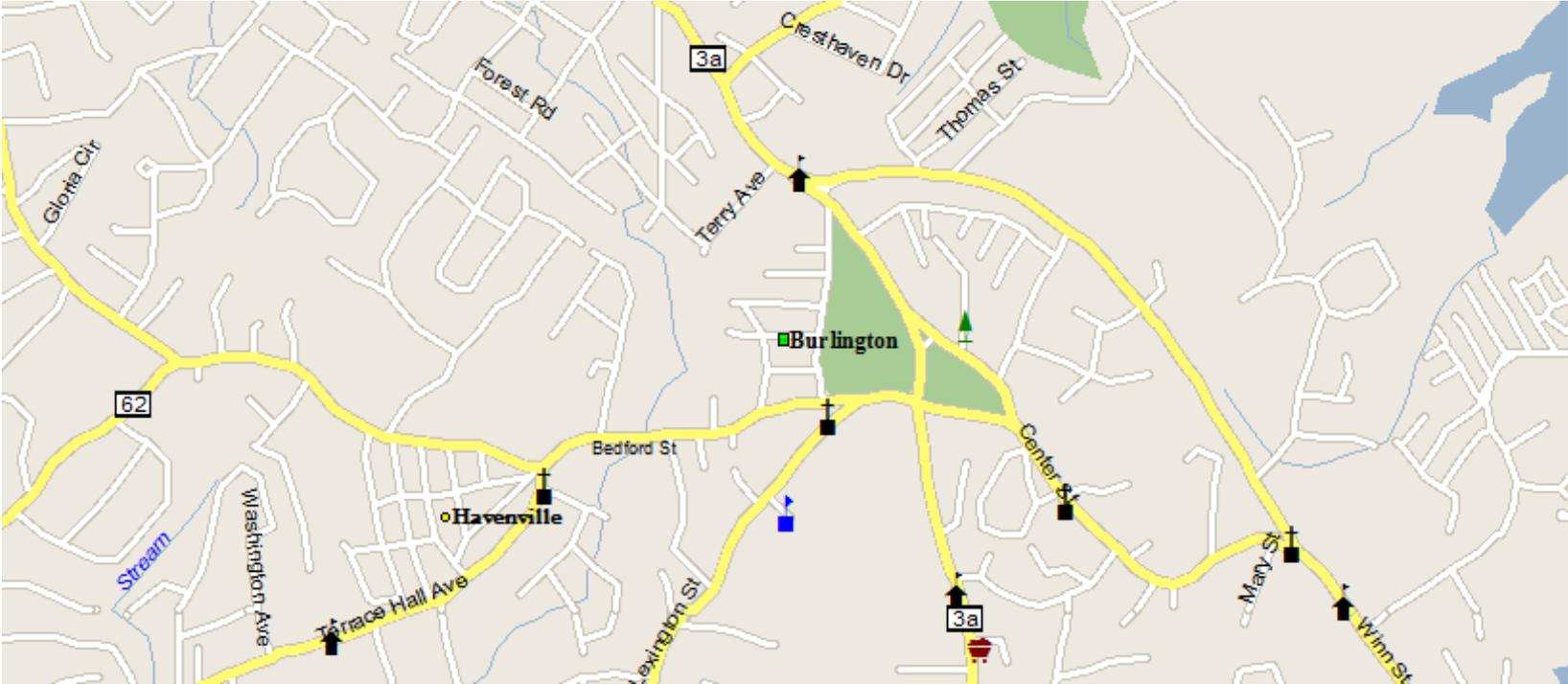
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





BURLINGTON, MA





Neighborhood Facts

BURLINGTON

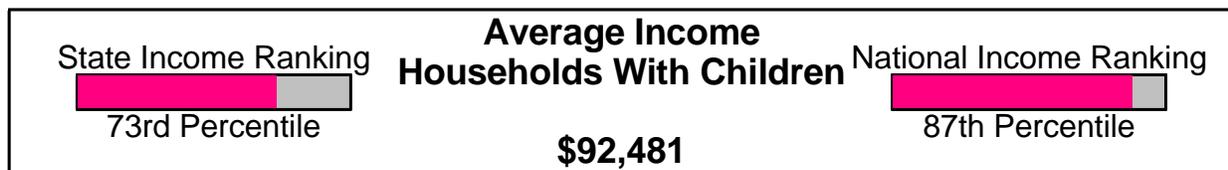
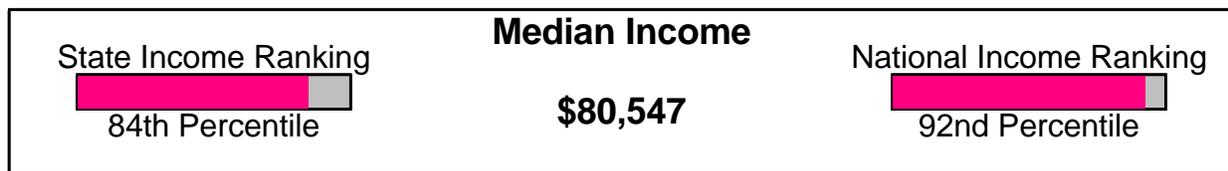
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Neighborhood Facts

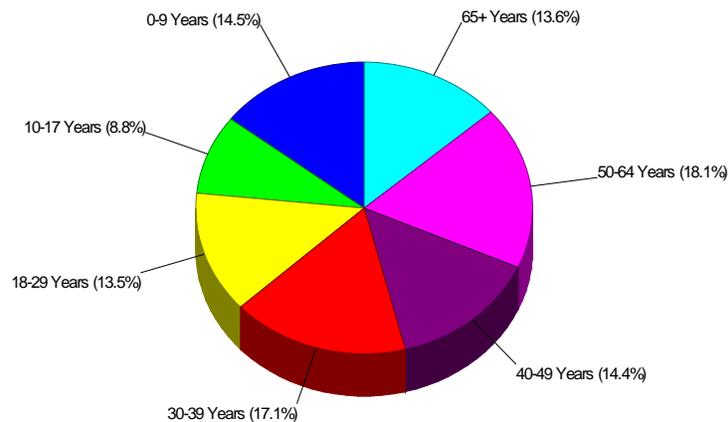


Income For Neighborhood Within Town of Burlington



Age Breakdown For Neighborhood Within Town of Burlington

Average Age = 37.7 Years



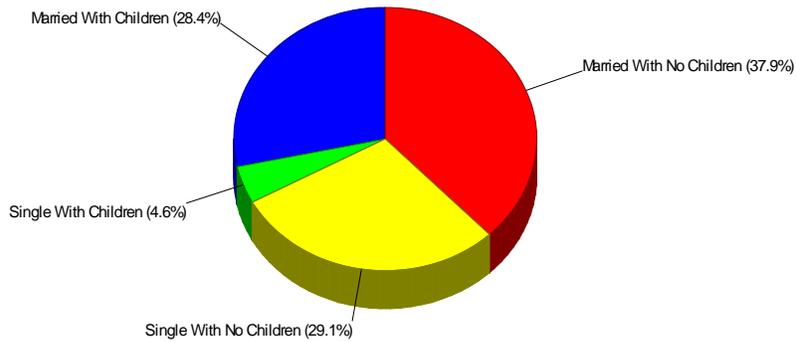
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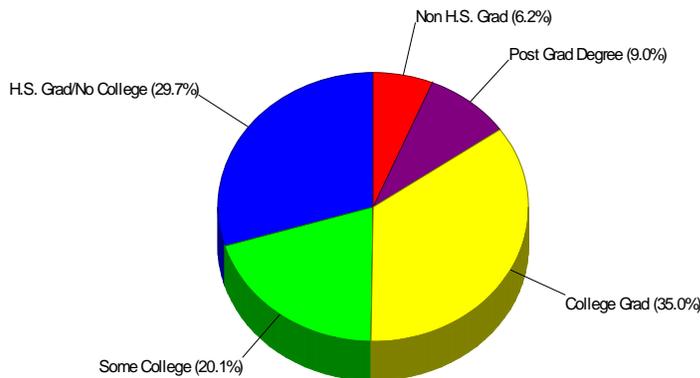
Household Characteristics For Neighborhood Within Town of Burlington

66.3% Married
33.0% With Children



Adult Education Level For Neighborhood Within Town of Burlington

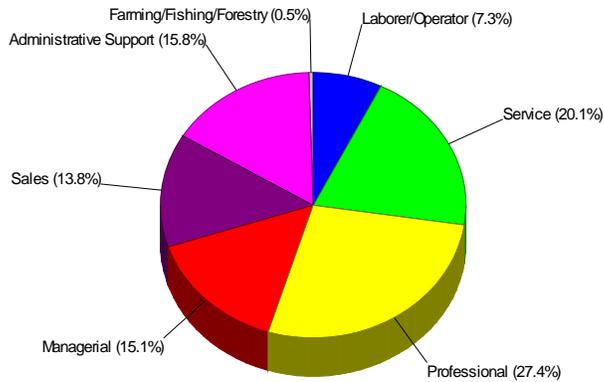
93.8% High School Graduates
44.0% College Graduates



Neighborhood Facts



Employment For Neighborhood Within Town of Burlington Average Travel Time To Work = 25.5 Minutes



Occupation





Area Facts

BURLINGTON

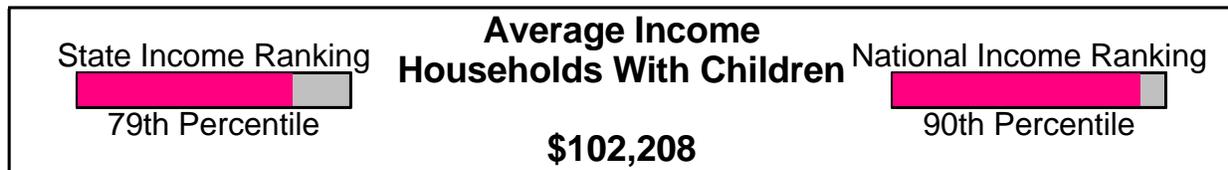
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Area Facts

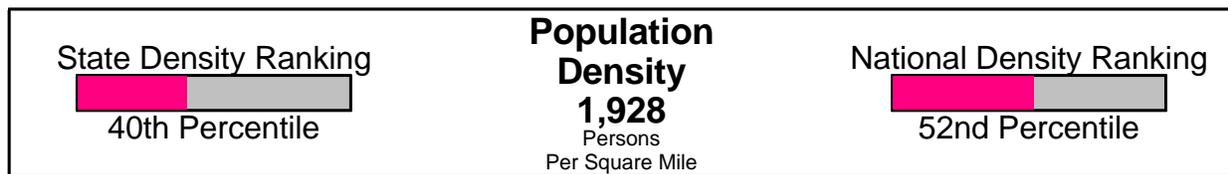


Income For Town of Burlington



Population For Town of Burlington

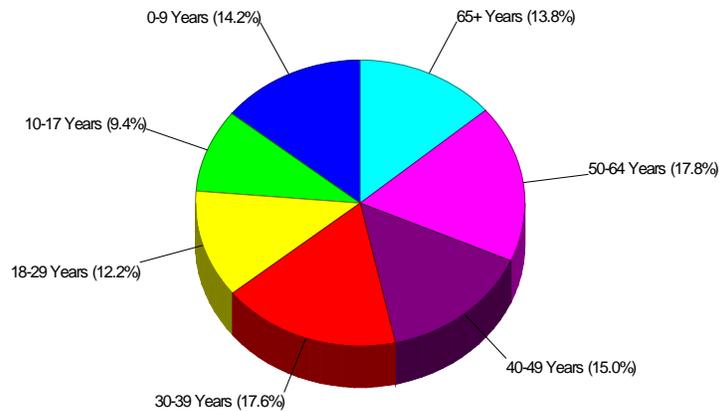
Population = 22,775
Land Area = 11.8 Square Miles



Area Facts

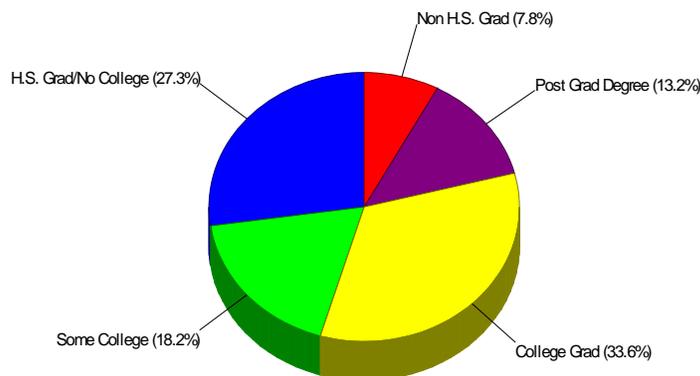


Age Breakdown For Town of Burlington Average Age = 38.1 Years



Adult Education Level For Town of Burlington

92.2% High School Graduates
46.8% College Graduates



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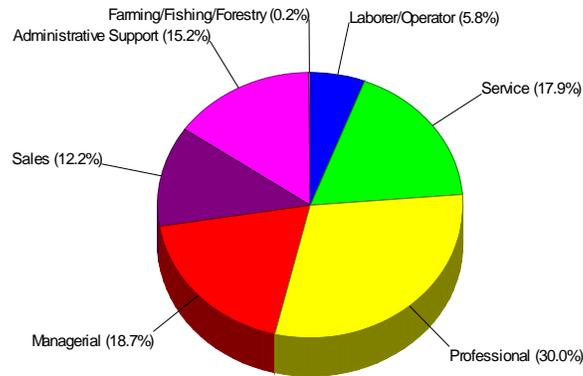


Area Facts



Employment For Town of Burlington

Average Travel Time To Work = 26.7 Minutes



Occupation





School Information

BURLINGTON

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School Information



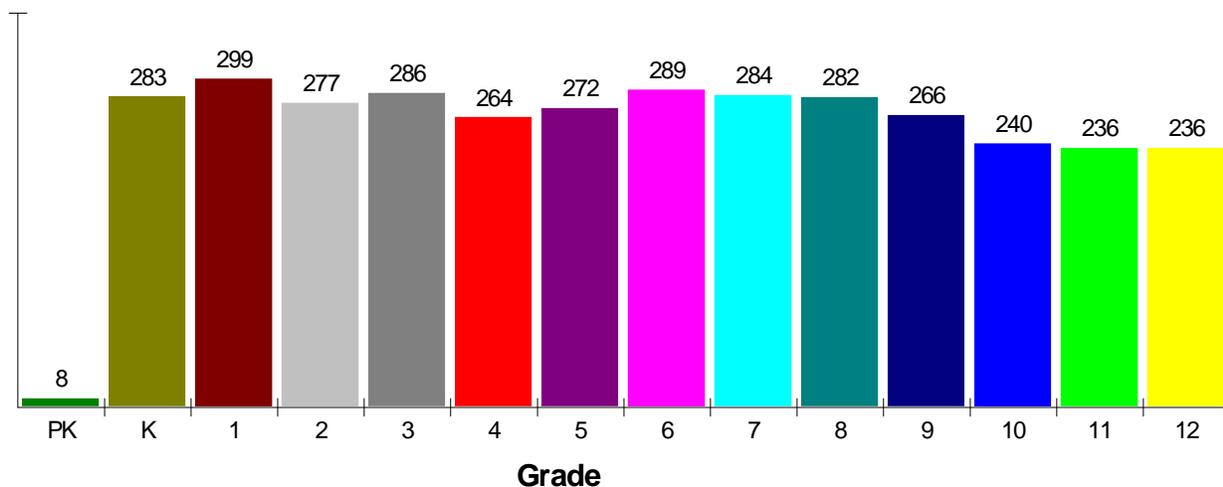
General Facts FOR BURLINGTON

BURLINGTON
123 CAMBRIDGE STREET
BURLINGTON, MA 01803

Type:	(781)270-1801	Independent Local District
Grade Range:		PK - 12
Schools:		6
Teacher:		267
Students:		3,522
Student/Teacher Ratio:		13.2 To 1
Student/Librarian Ratio:		587.0 To 1
Secondary Student/Guidance Ratio:		139.7 To 1

Student Enrollment By Grade FOR BURLINGTON

Total Enrollment = 3,522



National Enrollment Ranking: 2,764 of 15,679 (82nd Percentile)
State Enrollment Ranking: 80 of 354 (77th Percentile)

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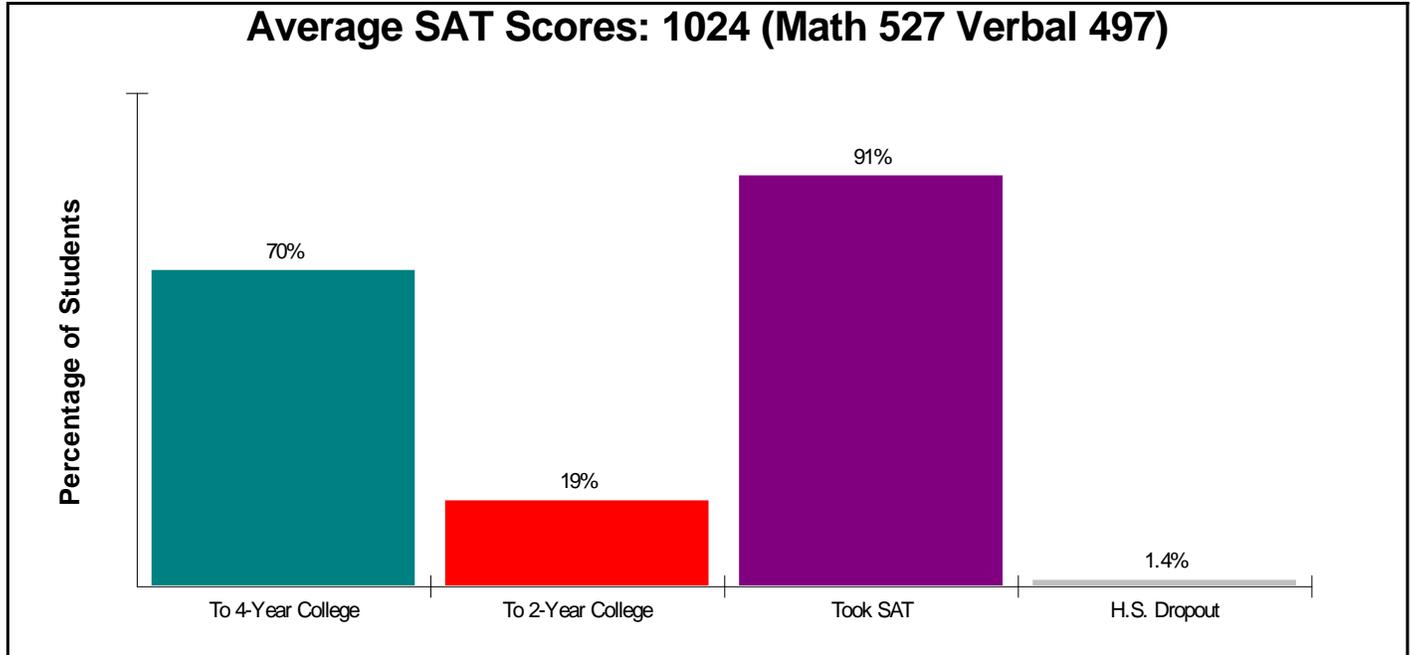


School Information



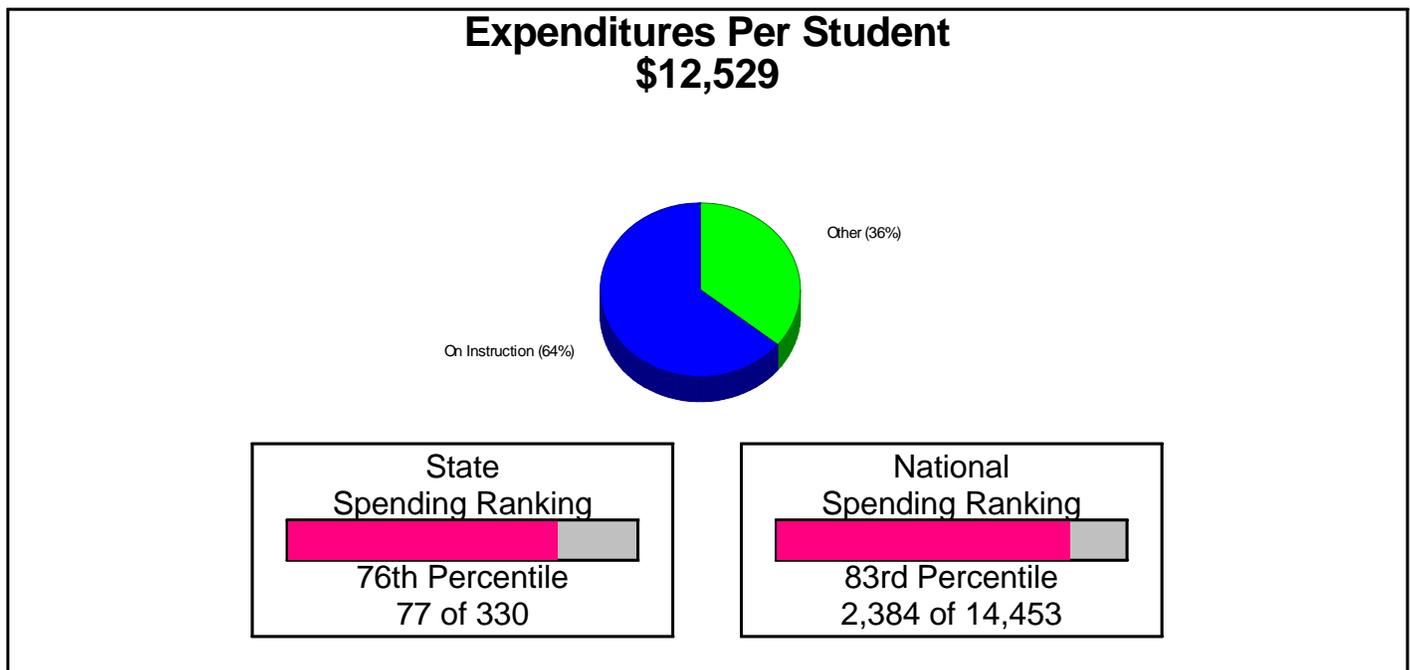
High School Statistics FOR BURLINGTON

Average SAT Scores: 1024 (Math 527 Verbal 497)



School Expenditures FOR BURLINGTON

Expenditures Per Student
\$12,529

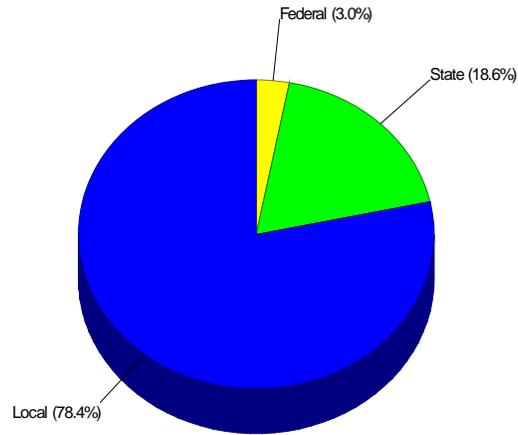


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School Funding FOR BURLINGTON



School Information



Public Schools for District

MEMORIAL

WINN STREET, BURLINGTON, MA 01803

Distance from Subject: 0.3 Miles
Student/Teacher Ratio: 10.0 to 1

School Type: Regular
Students/Teachers: 219/22
School Colors : Red & White

Phone: (781)270-1721
Grades: K - 5

BURLINGTON HIGH

123 CAMBRIDGE STREET, BURLINGTON, MA 01803

Distance from Subject: 0.5 Miles
Student/Teacher Ratio: 12.7 to 1
Mascot: Devils
Average SAT: 1024 (Math 527 Verbal 497)
Students Taking SAT: 91.0%

School Type: Regular
Students/Teachers: 956/75
School Colors : Red & White
Graduates To 2-Year College: 19.0%
Graduates To 4-Year College: 70.0%

Phone: (781)270-1838
Grades: 9 - 12

FOX HILL

1 FOX HILL RD, BURLINGTON, MA 01803

Distance from Subject: 0.8 Miles
Student/Teacher Ratio: 14.6 to 1

School Type: Regular
Students/Teachers: 481/33
School Colors : Kelly Green & White

Phone: (781)270-1791
Grades: K - 5

FRANCIS WYMAN ELEMENTARY SCHOOL

41 TERRACE HALL AVENUE, BURLINGTON, MA 01803

Distance from Subject: 0.9 Miles
Student/Teacher Ratio: 12.2 to 1

School Type: Regular
Students/Teachers: 536/44
School Colors : Royal & White

Phone: (781)270-7613
Grades: PK - 5

MARSHALL SIMONDS MIDDLE

114 WINN STREET, BURLINGTON, MA 01803

Distance from Subject: 1.0 Miles
Student/Teacher Ratio: 12.8 to 1

School Type: Regular
Students/Teachers: 831/65

Phone: (781)270-1781
Grades: 6 - 8

PINE GLEN ELEMENTARY SCHOOL

PINE GLEN WAY, BURLINGTON, MA 01803

Distance from Subject: 1.2 Miles
Student/Teacher Ratio: 13.7 to 1
Mascot: Pinetrees

School Type: Regular
Students/Teachers: 383/28
School Colors : Kelly Green & White

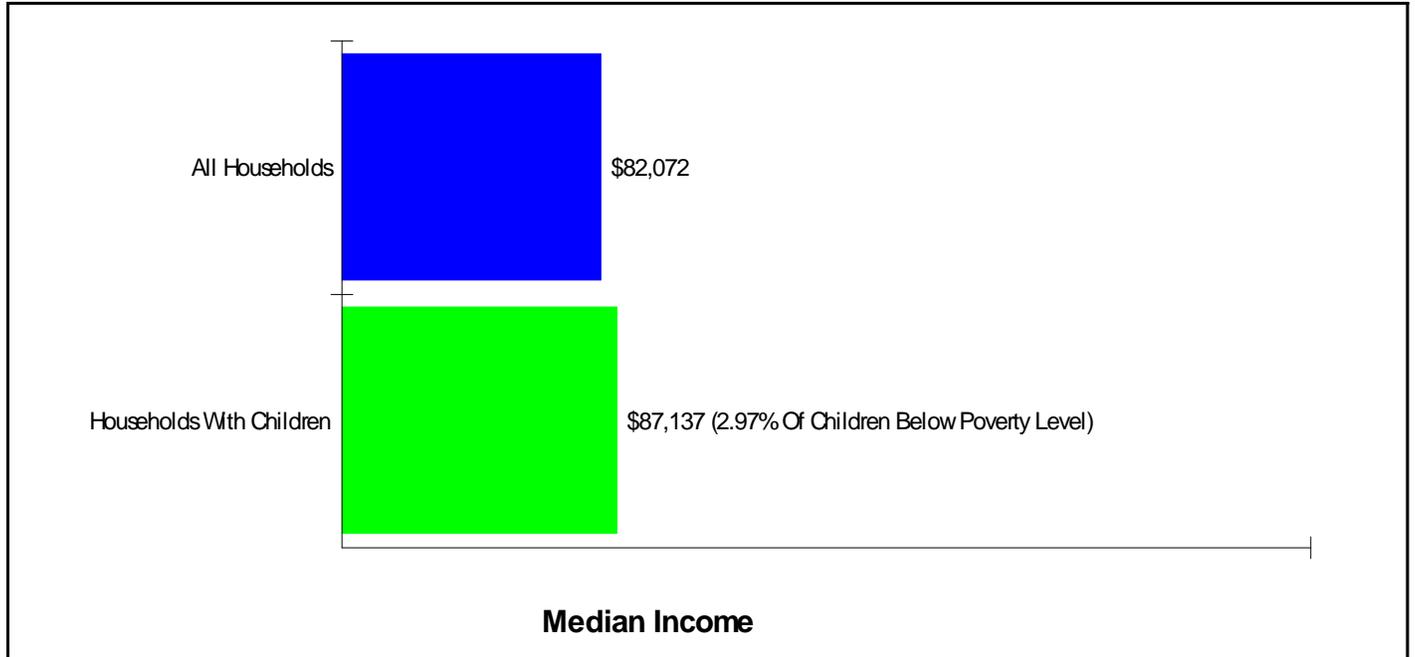
Phone: (781)270-1712
Grades: K - 5



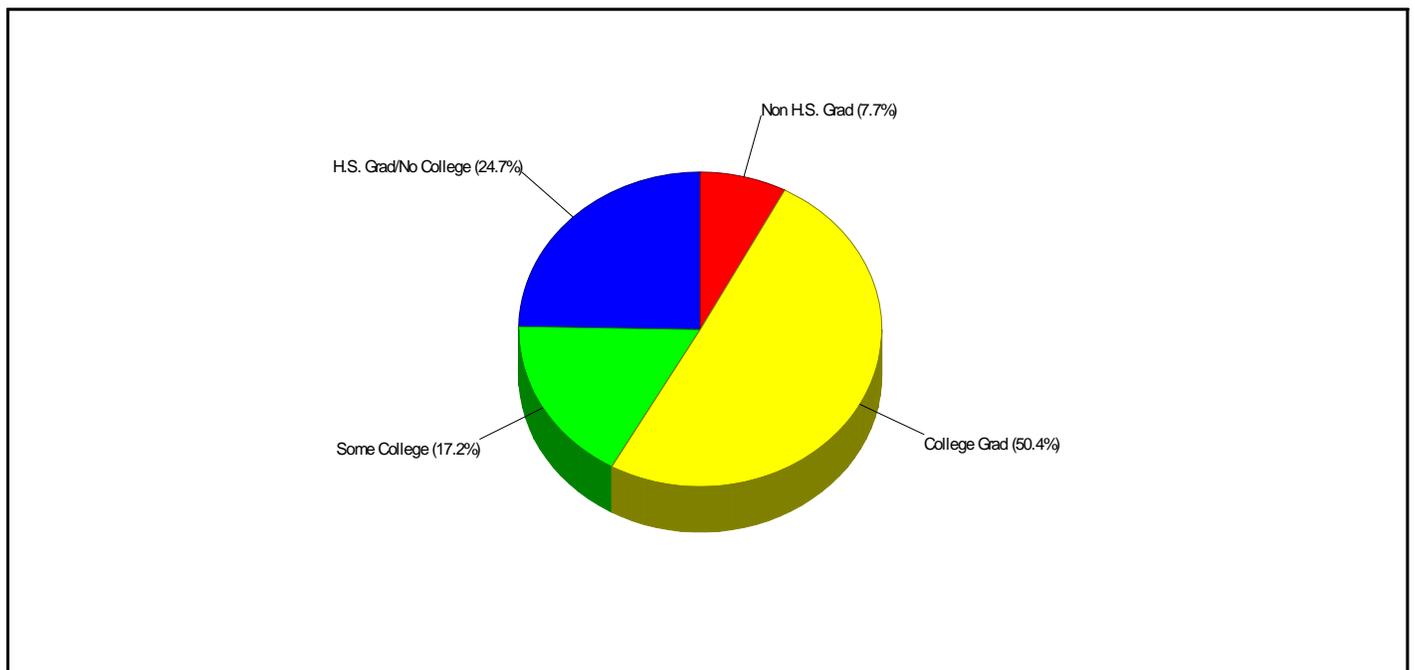
School Information



Income FOR BURLINGTON



Parent Education Level FOR BURLINGTON



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School Information



Private Schools

Private School Enrollment= 13.24% within School District

CHRISTIAN CENTER SCHOOL

McGinnis Dr, BURLINGTON, MA 01803

Distance from Subject: 0.3 Miles

Affiliation: Assembly of God

Students: 227

Student/ Homeroom Ratio: 32.4

School Colors: Royal & White

Enrollment By Grade: PK-139 K-44 1-11 2-10 3-13 4-6 5-4

Phone: (781)272-1014

Grades: PK - 5

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 11.9 to 1

MULBERRY CHILD CARE CENTER PRSCH

18 RAY AVENUE, BURLINGTON, MA 01803

Distance from Subject: 1.8 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: PK-27 K-8

Phone: (781)873-4727

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.0 to 1

OPEN BIBLE ACADEMY

Winn & Wyman St., BURLINGTON, MA 01803

Distance from Subject: 1.9 Miles

Affiliation: Christian

Students: 80

Student/ Homeroom Ratio: 13.3

School Colors: Gold & Kelly Green

Enrollment By Grade: K-3 1-7 2-3 3-6 4-5 5-9 6-3 7-9 8-5 9-6 10-6
11-8 12-10

Phone: (781)272-2074

Grades: K - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 7.3 to 1

Mascot: Eagles

TENDER LEARNING CENTRE

87 SECOND AVENUE, BURLINGTON, MA 01803

Distance from Subject: 1.9 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: PK-20 K-15

Phone: (781)272-9250

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 10.7 to 1

APPLE TREE CHILDRENS CENTR

237 WINN STREET, WOBURN, MA 01801

Distance from Subject: 2.0 Miles

Affiliation: Nonsectarian

Students: 24

Enrollment By Grade: PK-16 K-8

Phone: (781)933-0924

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.0 to 1



School Information



Private Schools

Private School Enrollment= 13.24% within School District

INCH BY INCH CHILD DVLP CENTER
19 CROSBY DRIVE, BEDFORD, MA 01730
Distance from Subject: 2.2 Miles
Affiliation: Nonsectarian
Students: 79
Enrollment By Grade: UG-40 PK-20 K-19

Phone: (781)271-0800
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 29.5 to 1

APPLE TREE CHILDRENS CENTER
736 MAIN STREET, WOBURN, MA 01801
Distance from Subject: 2.4 Miles
Affiliation: Nonsectarian
Students: 40
Enrollment By Grade: PK-30 K-10

Phone: (781)933-2630
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 10.0 to 1

LITTLE HAND BIG HEARTS PRESCHO
Distance from Subject: 2.7 Miles
Affiliation: Christian
Students: 75
Enrollment By Grade: PK-63 K-12

Phone: (781)937-5645
Grades: PK - K
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 6.0 to 1

WOBURN MONTESSORI SCHOOL
33 PLYMPTON St., WOBURN, MA 01801
Distance from Subject: 2.8 Miles
Affiliation: Nonsectarian
Students: 23
Enrollment By Grade: PK-17 K-6

Phone: (781)935-6168
Grades: PK - K
School Type: Montessori
Gender: Coed
Student/Teacher Ratio: 2.3 to 1

CHILDRENS CENTER
533 MAIN STREET, WOBURN, MA 01801
Distance from Subject: 2.9 Miles
Affiliation: Nonsectarian
Students: 38
Enrollment By Grade: PK-25 K-13

Phone: (781)933-5984
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 6.5 to 1





Housing Information

BURLINGTON

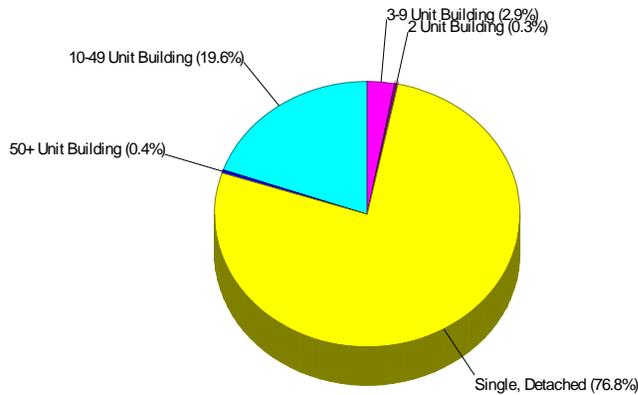
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Housing Characteristics For Neighborhood Within Town of Burlington

Average Age of Housing 38 years



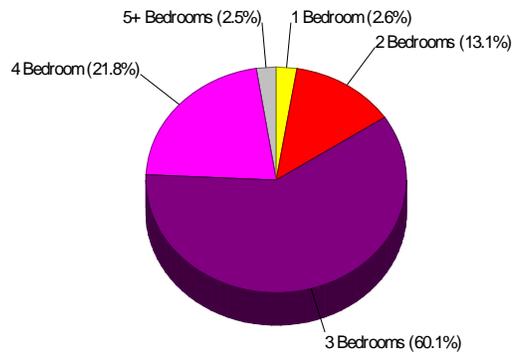
Type of Dwelling

Home Ownership For Neighborhood Within Town of Burlington

Owner Occupied Households = 79.8%

Median Housing Value = \$352,633

Median Number of Bedrooms = 3



Home Size Breakdown

Housing Information



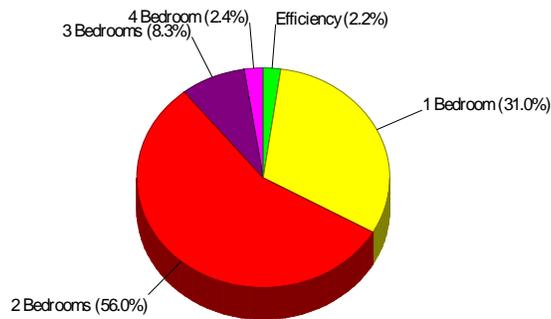
Rental

For Neighborhood Within Town of Burlington

Renter Occupied Households = 20.2%

Median Monthly Rent = \$963

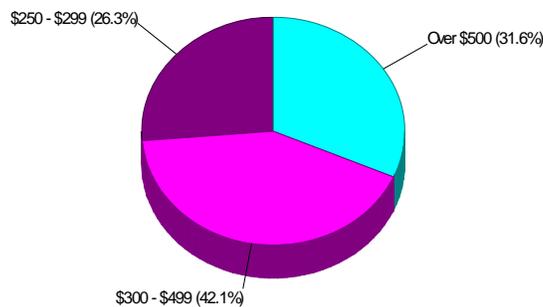
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$330,000
Average Price = \$416,789



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





Crime Information

BURLINGTON

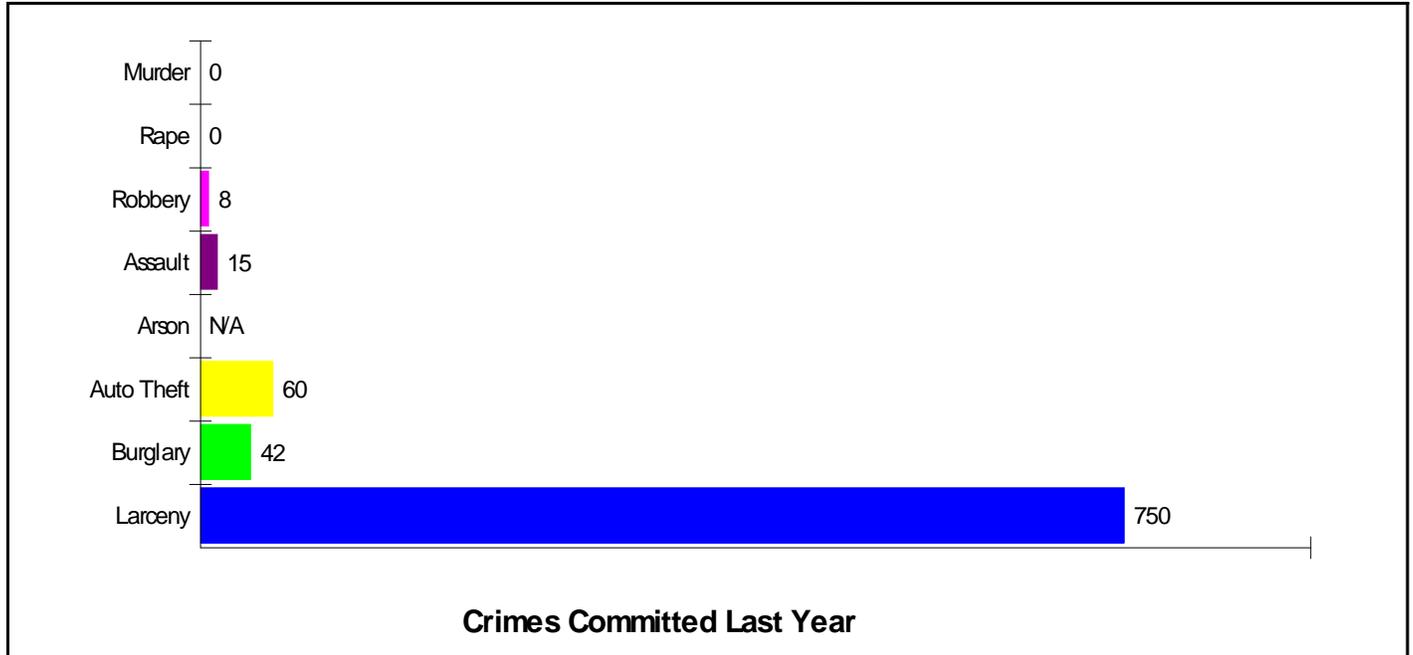
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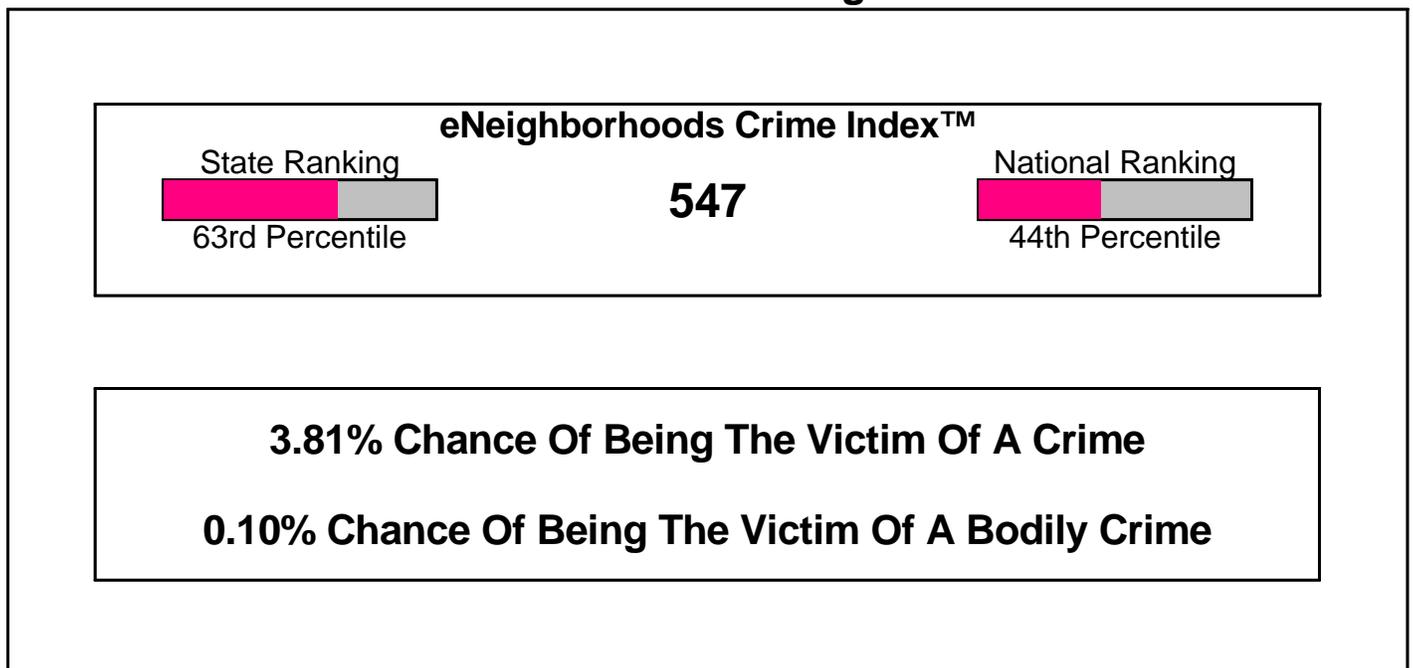
Crime Information



Crime Incidents For Town of Burlington



Crime Index For Town of Burlington



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Climate Information

BURLINGTON

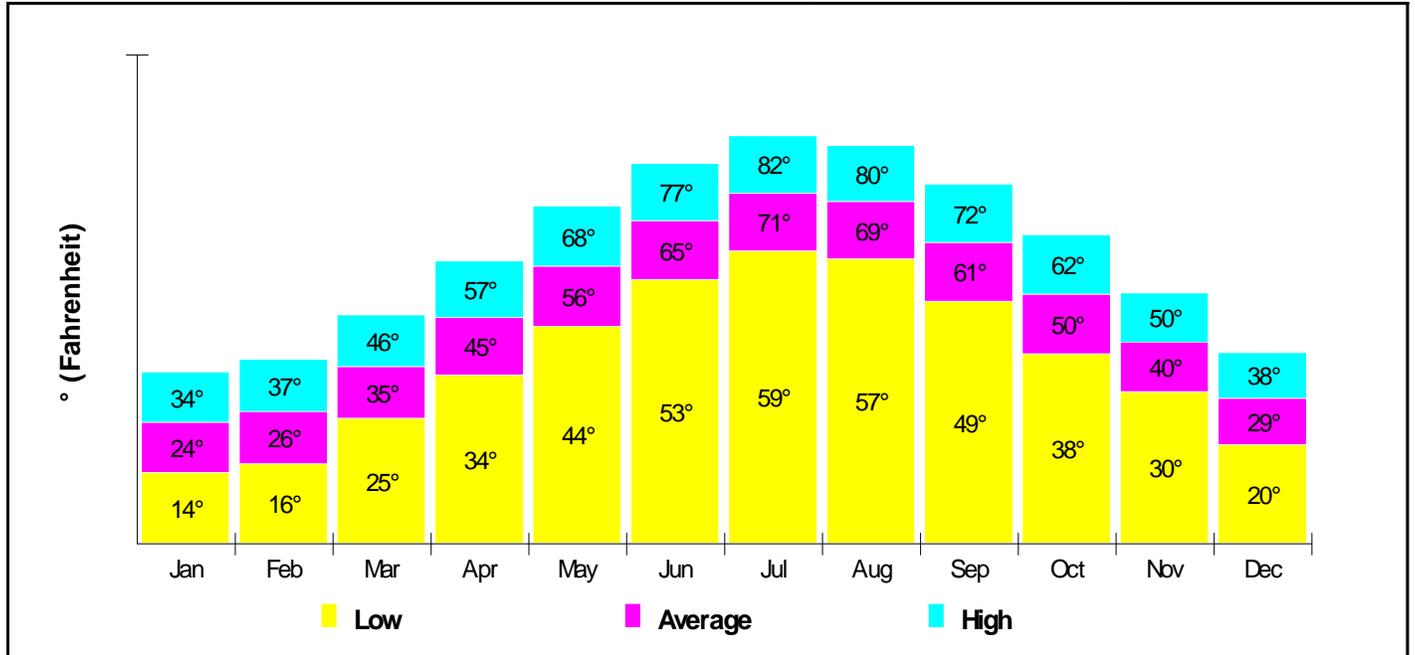
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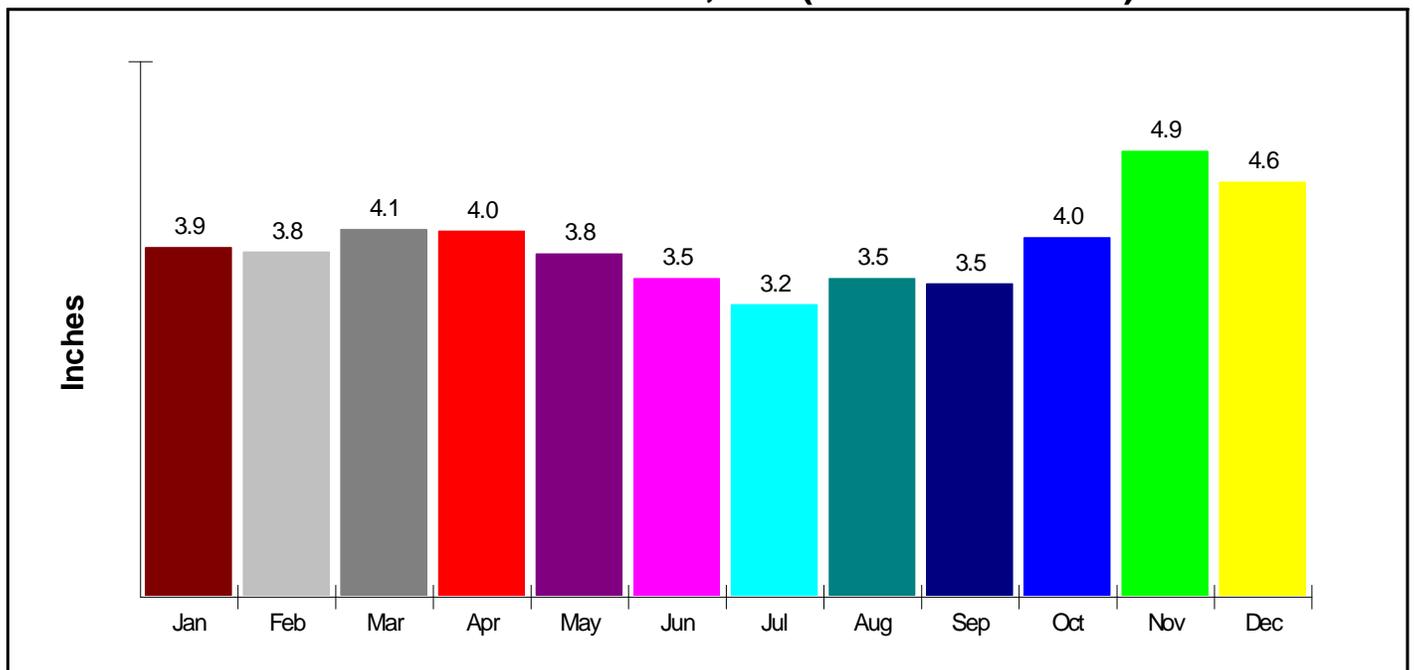
Climate Information



Temperature Measured at READING, MA (elevation = 90ft.)



Average Precipitation Measured at READING, MA (elevation = 90ft.)



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Houses of Worship

BURLINGTON

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Houses of Worship



Houses of Worship

UNITED CHURCH CHRIST CONGREGATIONAL

6 LEXINGTON ST, BURLINGTON, MA 01803

Denomination: Churches of Christ**Phone:** (781)272-4547**Distance from Subject:** 0.10 miles

SAINT MARK'S EPISCOPAL CHURCH

10 SAINT MARKS RD, BURLINGTON, MA 01803

Denomination: Episcopal Churches**Phone:** (781)272-1586**Distance from Subject:** 0.50 miles

FELLOWSHIP BIBLE CHURCH

71 CENTER ST, BURLINGTON, MA 01803

Denomination: Baptist Churches**Phone:** (781)272-2278**Distance from Subject:** 0.50 miles

JEHOVAH WITNESSES BURLINGTON

136 WINN ST, BURLINGTON, MA 01803

Denomination: Jehovah's Witnesses**Phone:** (781)272-7069**Distance from Subject:** 0.90 miles

INTERNATIONAL CHURCH OF GOD

84 CAMBRIDGE ST, BURLINGTON, MA 01803

Denomination: Pentecostal Churches**Phone:** (781)221-8444**Distance from Subject:** 0.90 miles

PRESBYTERIAN NURSERY SCHOOL

335 CAMBRIDGE ST, BURLINGTON, MA 01803

Denomination: Presbyterian Churches**Phone:** (781)272-9190**Distance from Subject:** 1.10 miles

BURLINGTON CHURCH OF CHRIST

344 CAMBRIDGE ST, BURLINGTON, MA 01803

Denomination: Churches of Christ**Phone:** (781)272-6430**Distance from Subject:** 1.10 miles

PINEWOOD LUTHERAN CHURCH

24 WILMINGTON RD, BURLINGTON, MA 01803

Denomination: Lutheran Churches**Phone:** (781)273-1610**Distance from Subject:** 1.10 miles

ISLAMIC CENTER OF BURLINGTON

130 LEXINGTON ST, BURLINGTON, MA 01803

Denomination: Churches, Denomination Unknown**Phone:** (781)229-0336**Distance from Subject:** 1.50 miles

GRACE BAPTIST CHURCH

4 FLORENCE RD, BURLINGTON, MA 01803

Denomination: Baptist Churches**Phone:** (781)750-8911**Distance from Subject:** 1.50 miles

Houses of Worship



Houses of Worship

THE CHURCH OF THE OPEN BIBLE

3 WINN ST, BURLINGTON, MA 01803

Denomination: Churches, Denomination Unknown

Phone: (781)272-0090

Distance from Subject: 1.90 miles

ST MARY'S RECTORY

796 BOSTON RD, BILLERICA, MA 01821

Denomination: Churches, Denomination Unknown

Phone: (978)663-2215

Distance from Subject: 2.10 miles

CHILDS SCHOOL

60 FOREST PARK RD, WOBURN, MA 01801

Denomination: Lutheran Churches

Phone: (781)938-8728

Distance from Subject: 2.70 miles

ST BARBARA'S YOUTH GROUP

138 CAMBRIDGE RD, WOBURN, MA 01801

Denomination: Catholic Churches

Phone: (781)937-0642

Distance from Subject: 2.70 miles

COMMUNITY CONGREGATION CHURCH UNITED CHURCH

803 BOSTON RD, PINEHURST, MA 01866

Denomination: Community Churches

Phone: (978)663-3750

Distance from Subject: 2.70 miles





County Facts

BURLINGTON

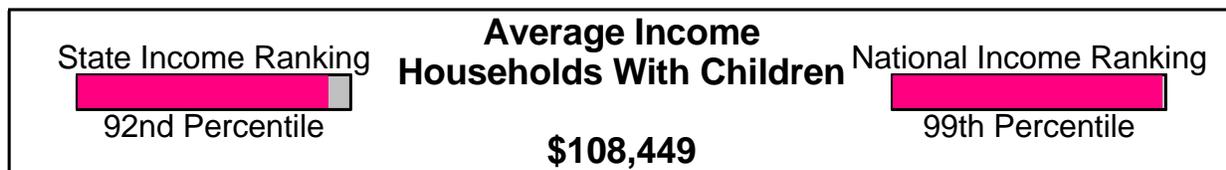
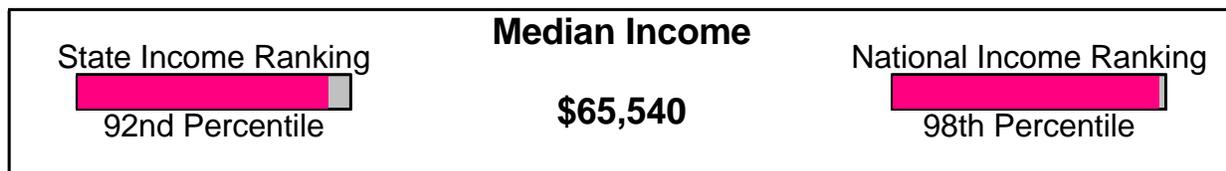
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County Facts

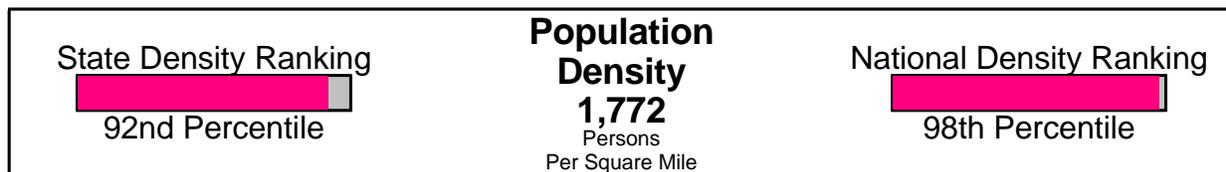


Income For Middlesex County



Population For Middlesex County

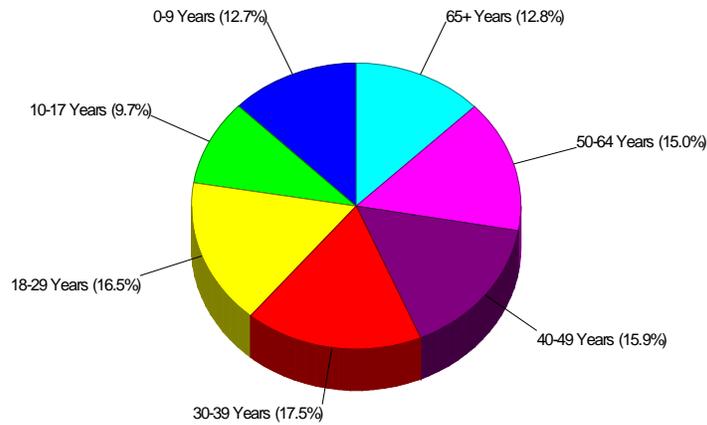
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

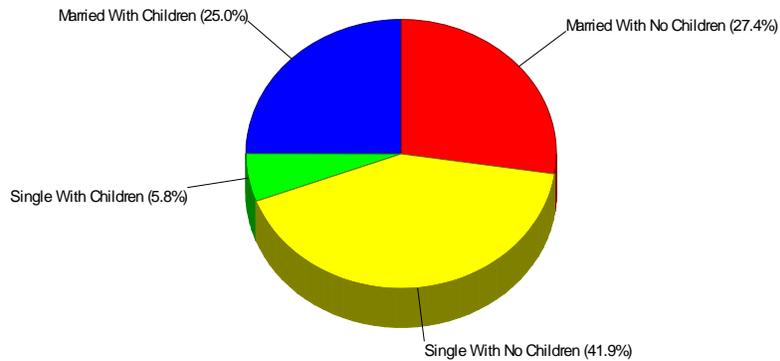


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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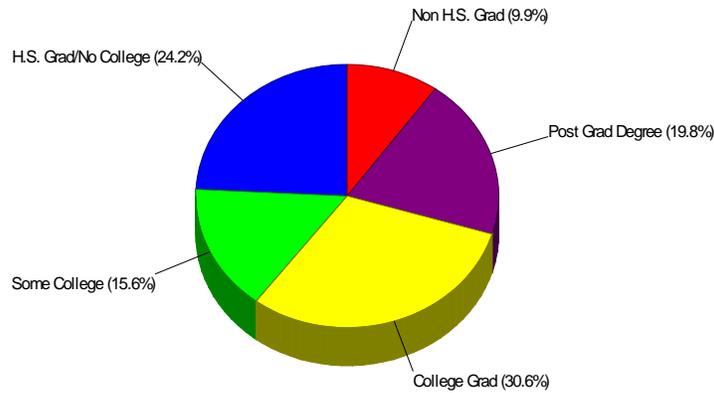


County Facts



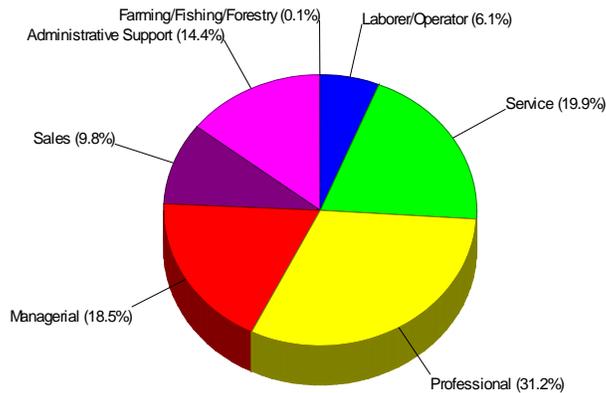
Adult Education Level For Middlesex County

**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

BURLINGTON

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State Facts



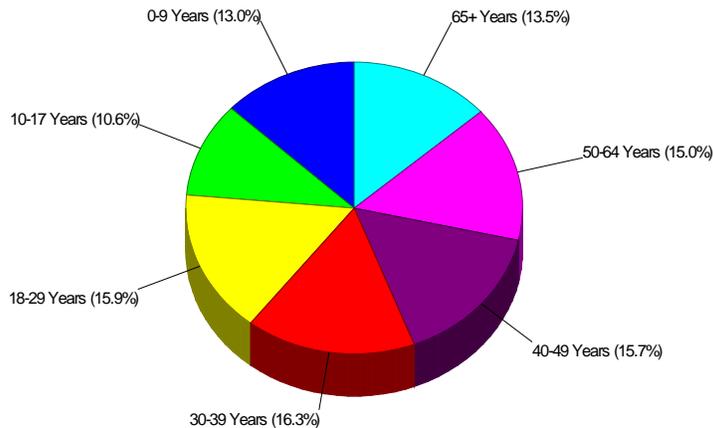
General Facts For Massachusetts



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



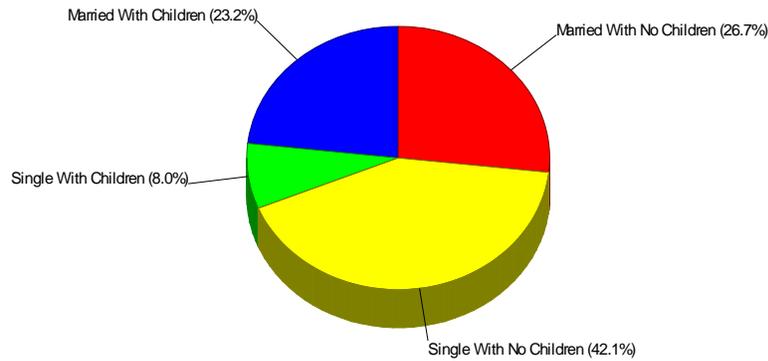
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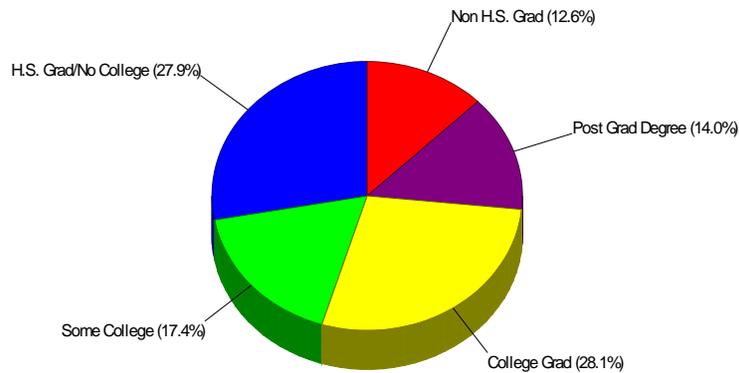
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

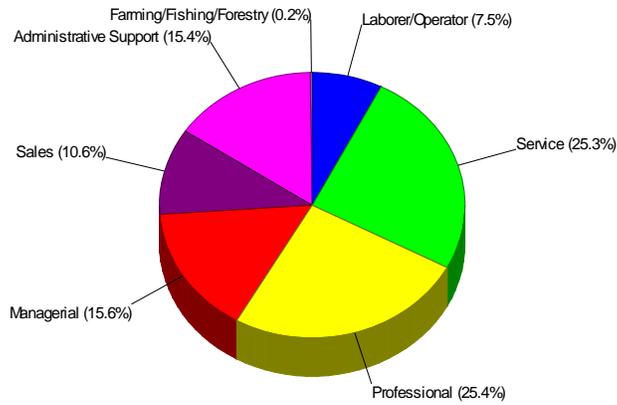
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation