



**716 PARK AVE**

COLLINGSWOOD, NJ 08108

**\$799,900**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

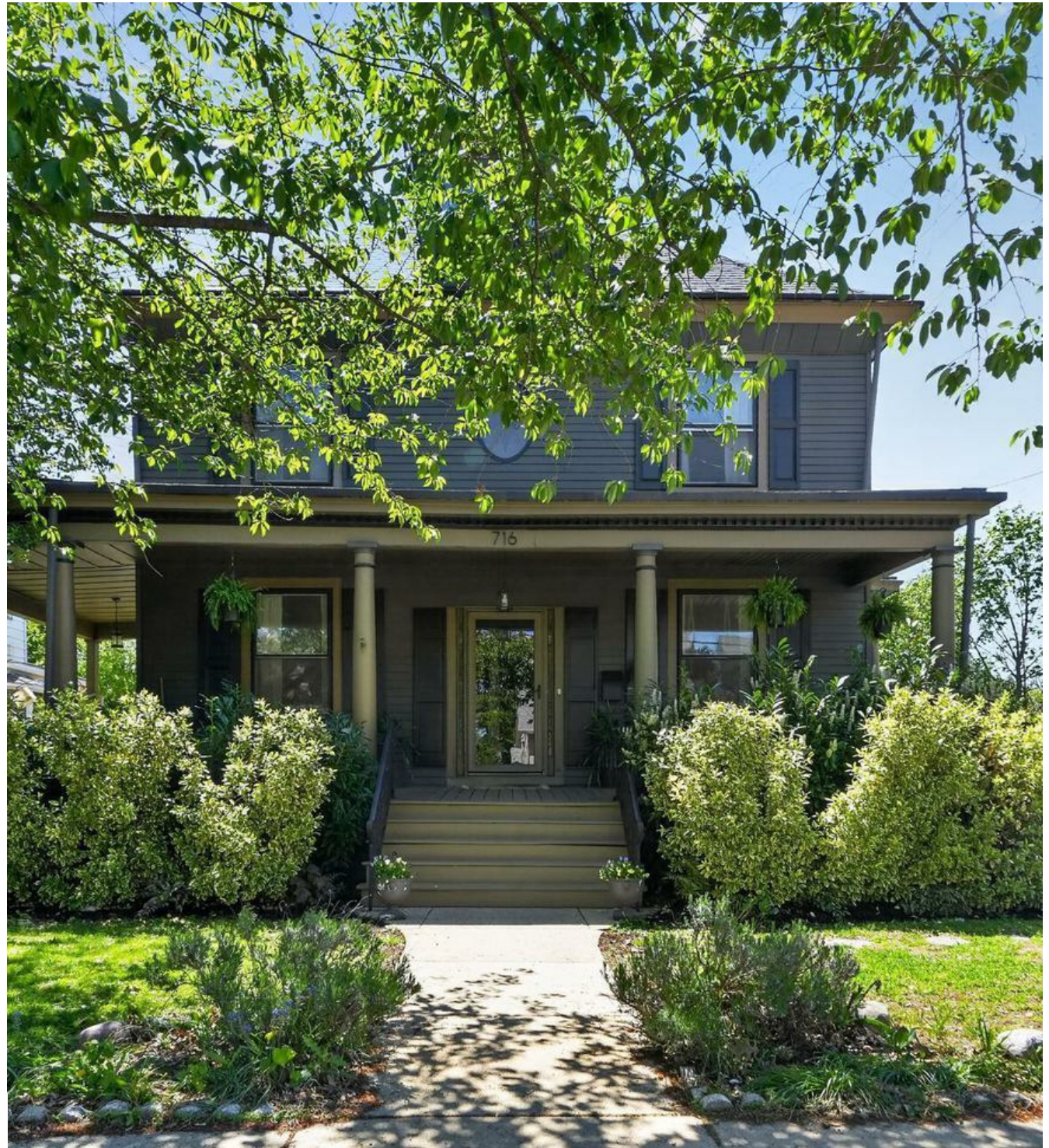
## 716 PARK AVE

COLLINGSWOOD, NJ 08108

Exceptional opportunity to own a large, updated Victorian residence in one of Collingswood's most desirable locations-set between Knights Park and Newton Lake Park. This three-story home offers 5 bedrooms, 4 full baths, and a highly functional floor plan with modern infrastructure upgrades throughout. Key interior features include high ceilings, stained glass accents, inlaid hardwood floors, crown molding, and wainscoting, paired with an updated kitchen and renovated bathrooms.

**Heating - Fuel Type: Gas,  
Sewer: Public,  
Pool Description: Pool,  
Cooling: Central A/C,  
Special Program: Global Luxury,  
Heating Type: Forced Air**

**\$799,900**



Mechanical and structural improvements include a newer 2"zone furnace and central air conditioning, 200"amp electrical service with two sub"panels, a 5"year"old asphalt shingle roof, and a newer 40"gallon hot water heater. First floor offers huge living room , grand formal dining room perfect for gatherings, central hall, big walk in coat closet, quaint but modern kitchen with a panty and island seating, dan or craft room with double doors to rear deck. The second floor consists of three bedrooms, a full bath, a dedicated laundry room, and a side deck, while the third floor offers two additional bedrooms and a full bath, ideal for multi"generational living, home offices, or guest accommodations. Exterior amenities significantly enhance usability and value, featuring an in"ground pool with sliding board, pool house, bocci ball court, deck, rear patio, mature garden areas, a wraparound front porch, and two"car driveway parking. Located within a short walk to downtown Haddon Avenue shopping and dining, the Collingswood Farmers Market, the PATCO train station, schools, and houses of worship, this property combines location efficiency with architectural distinction. A well"maintained, thoughtfully updated home of this size and caliber in Collingswood is a rare find. Schedule your showing today.



