

HOMES *along* HADDON

Your Local Real Estate News and More

Remote Learning is Turning Home into School

Home is where the heart is, and now it's also where a lot of us work and go to school. These times are challenging to say the least but there's a silver lining; people are putting more and more effort into making their homes cheerful, inspiring, and comfortable places to spend time - and we're all for it! These are the things that make a house a home.

Some residents are going as far as turning rooms into classrooms to give their children the semblance of returning to school during remote learning. Some home based classrooms even host learning pods, which are small groups of children that learn together. These pods are helping student morale and encouraging social emotional growth. While it's not at all easy doing everything remote, it is giving us the opportunity to see what we're made of individually and as a community, and that's something we should all be proud of.



Local parents turn their play room into a classroom.

When social distancing has you down, perk up at one of South Jersey's many outdoorsy destinations!



Prefer one with a wine garden?? A large open apple orchard for your children to run wild?? **Hill Creek Farms** in Mullica Hill, NJ has an entire socially distanced outdoor set up with an eatery, winery, bonfire, barrel train rides and other children's activities. Pick apples and then enjoy a glass of wine in the wine garden. This place speaks to everyone!

<https://www.hillcreekfarms.com/>



Read on to see more adventures we've discovered during these weird times...



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Jen Colahan McIlhenny
REALTOR
jencolahan@remax.net
Cell 215-266-4549



ONE
REALTY

688 Haddon Ave, Collingswood, NJ 08107
Office 856-282-5418 - Ask for Jen or Nicole!

www.realestatearoundsj.com

Nicole Colahan
REALTOR
nicole.colahan@remax.net
Cell 814-571-6858



LOOKING BACK *Remembering the history of Collingswood*

Then and Now photo of the pavilion in Knight Park. The original photo was taken in 1909 and the "now" photo was taken by Ed McCloskey of Collingswood in 2013.



FROM THE KITCHEN

INGREDIENTS

- A few slices of bacon, cooked and diced, reserving 1 slice for topping
- 1 lb Italian sausage, ground (For a lighter version, you can also use turkey sausage, such as Jimmy Jean Turkey Sausage)
- 1 medium onion, diced
- 2-3 garlic cloves, minced
- 32 oz chicken broth
- 1 ½ lbs baby yellow potatoes, cubed into bite-sized pieces (no need to peel. NOTE: you can use russet potatoes, but you will need to peel those.)
- 3 cups baby spinach
- 1 ½ cups half and half (you can use fat free half and half for a lighter version)
- Salt and pepper, to taste

Crockpot Zuppa Toscana Soup

Total Time 4 hrs 20 min | 6 Servings

This traditional Italian soup is super rich and satisfying. Walking into the house with the smell of this soup wafting out of the kitchen is like walking into a big, warm hug.



- 1.) Over a medium heat brown sausage, breaking it apart with a wooden spoon. Once meat starts to brown, add in onions and garlic. Continue until meat is cooked through. Drain grease. In a 5-6 qt slow-cooker, place sausage mixture, diced bacon (remember to save about 1 slice for topping) broth, and potatoes.
- 2.) Cover and cook on LOW for 5-6 hours or on HIGH for 3-4 hours. Once cooking time is up, add in spinach, and half and half. Stir, recover and cook for on HIGH for 20-30 more minutes.
- 3.) Serve topped with your reserved bacon and some yummy crusty bread.

www.familyfreshmeals.com/2017/02/crockpot-zuppa-toscana-soup

South Jersey Outdoors

Taylor Wildlife Preserve is a hidden gem. Walk this GORGEOUS preserved land in Cinnaminson, NJ and take in the views along the Delaware river. Our littles loved the winding forest trails. They also have a small, yet whimsical, organic farm market with fresh produce. Take advantage of what your home land has to offer!

taylorwildlifepreserve.org



We took the cousins to **Build Jake's Place** park in Cherry Hill. It is the first "all-inclusive playground" in South Jersey. We were lucky to get some time there early in the day with just our families!



Schedule a nature tour with **Saddler's Woods Conservation Association** in Haddon Township, NJ to see what the land looked like in our communities hundreds of years ago!



FEATURED HOMES



SOLD
\$401,500

125 Old Carriage Road
Cherry Hill, NJ 08034

- 2,141 Sq Ft | 4 Beds | 2.5 Baths
- Located in "Barclay Farms"
- Dual Room Fireplace
- Master Suite with Full Modern Bathroom + His and Hers Closets
- Stainless Appliances and Granite Counters
- Extra Large Rear Yard with Slate Patio and Meticulous Landscaping
- Walkable to Elementary School



SALE PENDING - Buyer
51 W Euclid Avenue
Haddonfield



SOLD
137 Russell Avenue
Barrington



RENTED
642 Linwood Ave. Unit A
Collingswood



SOLD - Buyer
510 Dwight Avenue
Collingswood



SOLD
73 Cornell Drive
Voorhees



RENTED
317 Dayton Avenue
Collingswood



SOLD - Buyer
406 Westmont Avenue
Haddonfield



SALE PENDING
141 W Gloucester Pike
Barrington

RECENTLY SOLD *in Our Neighborhood*

Address	Beds	Baths	Type	Price	Address	Beds	Baths	Type	Price
220 E Homestead Ave	3	2	Detached	\$300,000	15 E Summerfield Ave	3	2	Detached	\$335,000
1113 Stokes Ave	3	1.5	Detached	\$365,000	724 Woodlynne Ave	5	2	Twin/Semi-Detached	\$186,500
104 Curtis Ave	3	1	Interior Row/Twnhse	\$235,000	626 Lees Ave	3	1	Detached	\$335,000
3 Garfield Ave	3	1	Twin/Semi-Detached	\$220,000	259 W Franklin Ave	3	1	Twin/Semi-Detached	\$234,000
18 E Franklin Ave	3	1.5	Detached	\$340,000	701 W Browning Rd	3	2	Detached	\$329,000
6 E Palmer Ave	3	1.5	Detached	\$288,000	9 W Coulter Ave	4	2	Detached	\$310,000
1102 Stokes Ave	3	1.5	Detached	\$363,500	328 Harvard Ave	3	1	Twin/Semi-Detached	\$100,000
241 Woodlawn Ter	3	2.5	Detached	\$405,000	1100 Park Ave	3	1.5	Detached	\$362,000
409 Haddon Ave	3	1	End Row/Townhouse	\$235,000	117 Cooper Ave	3	1	End Row/Townhouse	\$235,000
605 N Atlantic Ave #207	2	1.5	Unit/Flat/Apartment	\$278,000	315 Maple Ave	2	1	Detached	\$305,000
107 Arlington Ave	3	2	Detached	\$237,000	210 W Browning Rd	4	2.5	Detached	\$390,000
117 Edison Ave	3	1	End Row/Townhouse	\$200,000	555 Grant Ave	4	1.5	Detached	\$450,000

CURRENT MARKET CONDITIONS



We are very happy to report that the real estate market in our neighborhood has experienced a very active and positive summer season! We were not quite sure what to expect when everything shut down in early Spring. This was a scary and confusing time for all of us. We knew that our friends and clients were faced with situations where they had to move, and our industry had to come together to make this happen as safely as possible. We took a step back and found the resources and new protocols that allowed us to continue to help people with their life changes and real estate needs. With virtual meetings, video tours for our clients, embracing all that technology has to offer and of course following proper social distancing & all safety requirements, we were able to safely get out there and help people move forward.

This has been one of the busiest markets we have experienced in a long time! With rates remaining at record lows and many city dwellers looking for more of a suburban feel, there has been a surplus of buyers out there looking for their perfect home. Because of this, our neighborhood is experiencing a strong Seller's Market. We have come to expect that most homes that hit the market will have multiple offers and will be selling in short order for top dollar! If you are considering selling your home, we have many qualified buyers just waiting for new homes to hit the market in our neighborhood. If you need help deciding if now is the right time to sell or what improvements are most cost effective, we can help!

When it comes to buying a home in this market, we have many creative ways to reach out to sellers in your focus areas. We take an aggressive approach to helping you achieve your home buying goals. Our many years of experience and sound advice has given our buyers the ability to purchase the home they love and feel great about it - even in this highly competitive market! Reach out to us to start the conversation. We would love the opportunity to help you :)

Dear Friends and Neighbors,

Happy Fall and welcome to all things spiced!! Thank you for reading our seasonal newsletter. We love to keep our friends and neighbors informed of the local real estate market as well as some other fun ideas and local info!

We are Team Colahan with RE/MAX ONE Realty Collingswood, a real estate family that has been living and investing in the Philadelphia & South Jersey communities for over 18 years. We love working where we live, and spreading our passion for our community.

One of our greatest strengths is years of experience and expertise in restoring and improving homes on a budget to get them sold at top dollar. If you are looking to upgrade your kitchen or bathroom, we can guide you through the steps and help with everything from layout ideas to all the selections; cabinets, counters, tile, flooring, paint colors, lighting and more! We know what buyers in our market are looking for and we'll make sure you know all of your options.

We have a proven track record and would be happy to provide references from our many satisfied clients. We work hard to provide a rewarding experience!

Sincerely,

Jen & Nicole

#TeamColahan

