

# Unit 1221 - Grand Reserve

1221 - 13810 Sutton Park Dr N, Jacksonville, FL, Duval 32224

## Unit Information

MLS Number:	2026445
Status:	Active Under Contract
Size:	1,138 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$229,900
List PPSF:	\$202
Valuated Price:	\$229,000
Valuated PPSF:	\$201

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	388
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

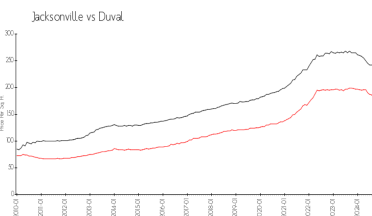
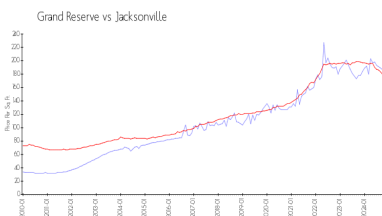
## Building Association Information

Grand Reserve At Windsor Parke Ltd  
 13810 Sutton Park Drive North  
 Jacksonville, FL 32224  
 Phone: (904) 223-6089

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
622	1,212 sq ft	Nov 2024	\$212,000	\$175
1311	1,606 sq ft	Nov 2024	\$350,000	\$218
725	885 sq ft	Nov 2024	\$185,000	\$209
236	1,212 sq ft	Oct 2024	\$190,000	\$157
1217	1,078 sq ft	Sep 2024	\$183,000	\$170

## Market Information



Grand Reserve:	\$201/sq. ft.	Jacksonville:	\$175/sq. ft.
Jacksonville:	\$175/sq. ft.	Duval:	\$207/sq. ft.

## Inventory for Sale

Grand Reserve	2%
Jacksonville	1%
Duval	1%

## Avg. Time to Close Over Last 12 Months

Grand Reserve	48 days
Jacksonville	57 days



Duval

57 days