

# Unit 428 - Montreux at Derwood Lake

428 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number: 2031303  
 Status: Active  
 Size: 1,059 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Unassigned  
 View:  
 List Price: \$210,900  
 List PPSF: \$199  
 Valuated Price: \$170,000  
 Valuated PPSF: \$161

*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: 444  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

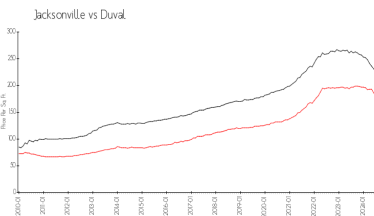
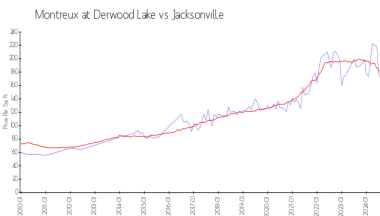
## Building Association Information

Montreux At Deerwood Lake  
 Address: 8550 Touchton Rd,  
 Jacksonville, FL 32216,  
 Phone:+1 904-642-6708

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
533	1,188 sq ft	Jul 2024	\$174,000	\$146
1222	1,435 sq ft	Feb 2024	\$245,000	\$171
833	1,463 sq ft	Nov 2023	\$240,000	\$164

## Market Information



Montreux at Derwood Lake: \$164/sq. ft.  
 Jacksonville: \$176/sq. ft.  
 Duval: \$208/sq. ft.

## Inventory for Sale

Montreux at Derwood Lake: 3%  
 Jacksonville: 1%  
 Duval: 1%

## Avg. Time to Close Over Last 12 Months

Montreux at Derwood Lake: 40 days  
 Jacksonville: 54 days  
 Duval: 54 days

