

Unit 1032 - Montreux at Derwood Lake

1032 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number:	2033137
Status:	Active
Size:	1,285 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Attached,Garage,Other
View:	Lake,Trees/Woods
List Price:	\$239,900
List PPSF:	\$187
Valuated Price:	\$206,000
Valuated PPSF:	\$160

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:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

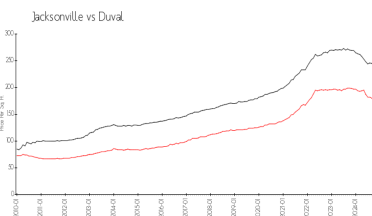
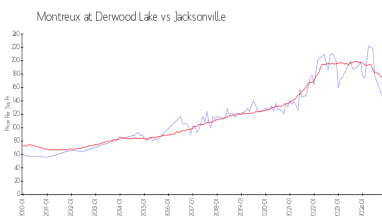
Building Association Information

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
1434	1,012 sq ft	Dec 2024	\$170,000	\$168
327	1,195 sq ft	Dec 2024	\$200,000	\$167
1814	786 sq ft	Dec 2024	\$135,900	\$173
1236	1,012 sq ft	Dec 2024	\$145,000	\$143
836	1,012 sq ft	Dec 2024	\$165,000	\$163

Market Information



Montreux at Derwood Lake:	\$154/sq. ft.	Jacksonville:	\$173/sq. ft.
Jacksonville:	\$173/sq. ft.	Duval:	\$210/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	55 days
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Jacksonville
Duval

58 days
58 days