

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:	\$229,900
List PPSF:	\$179
Valuated Price:	\$191,000
Valuated PPSF:	\$149

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:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

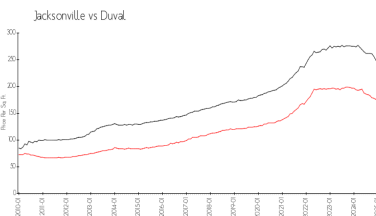
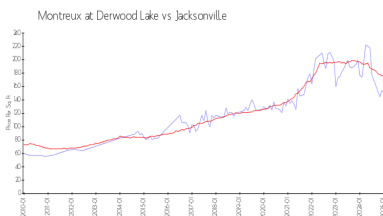
Building Association Information

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
917	1,195 sq ft	Mar 2025	\$159,000	\$133
927	1,195 sq ft	Feb 2025	\$170,000	\$142
2025	920 sq ft	Feb 2025	\$115,000	\$125
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:	\$143/sq. ft.	Jacksonville:	\$169/sq. ft.
Jacksonville:	\$169/sq. ft.	Duval:	\$204/sq. ft.

Inventory for Sale

Montreux at Derwood Lake	3%
Jacksonville	2%
Duval	2%



Avg. Time to Close Over Last 12 Months

Montreux at Derwood Lake	61 days
Jacksonville	61 days
Duval	61 days