

# Unit 1507 - Cottages at Argyle

1507 - 8550 Argyle Business Loop, Jacksonville, FL, Duval 32244

## Unit Information

MLS Number: 2044992  
 Status: Active  
 Size: 1,486 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage  
 View:  
 List Price: \$220,000  
 List PPSF: \$148  
 Valuated Price: \$186,000  
 Valuated PPSF: \$125

*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: 144  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

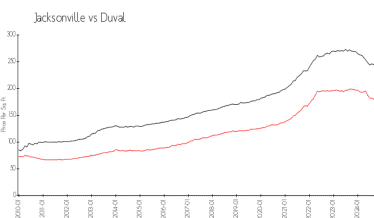
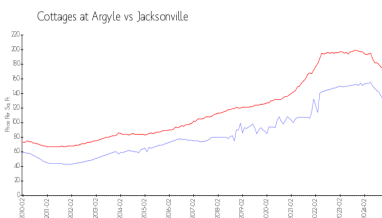
## Building Association Information

THE COTTAGES AT ARGYLE  
 CONDOMINIUM ASSOCIATION, INC.  
 FIRST COAST ASSOCIATION MANAGEMENT LLC  
 11555 CENTRAL PKWY STE 801  
 JACKSONVILLE FL 32224  
 PHONE 904-998-5365  
 FAX 904-998-5366

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1004	1,176 sq ft	Jan 2025	\$177,000	\$151
905	1,176 sq ft	Nov 2024	\$185,000	\$157
202	1,486 sq ft	Sep 2024	\$220,000	\$148
502	1,486 sq ft	Aug 2024	\$202,000	\$136
905	1,176 sq ft	May 2024	\$179,000	\$152

## Market Information

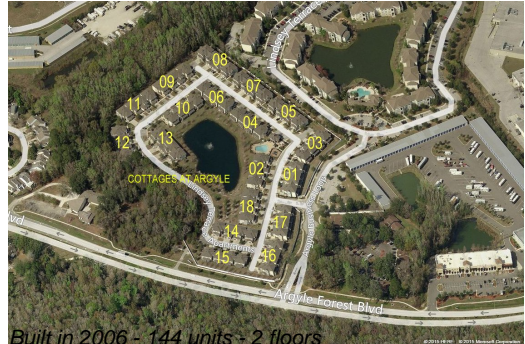


Cottages at Argyle: \$127/sq. ft.  
 Jacksonville: \$173/sq. ft.

Jacksonville: \$173/sq. ft.  
 Duval: \$210/sq. ft.

## Inventory for Sale

Cottages at Argyle 3%  
 Jacksonville 1%  
 Duval 1%



## **Avg. Time to Close Over Last 12 Months**

Cottages at Argyle	64 days
Jacksonville	58 days
Duval	58 days