

# Unit 1517 - Montreux at Derwood Lake

1517 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number: 2046692  
 Status: Active Under Contract  
 Size: 1,345 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Parking Lot  
 View:  
 List Price: \$224,900  
 List PPSF: \$167  
 Valuated Price: \$189,000  
 Valuated PPSF: \$141

*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: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

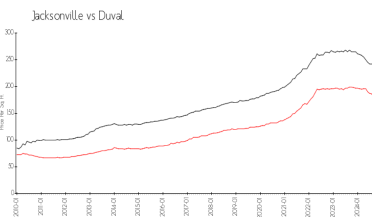
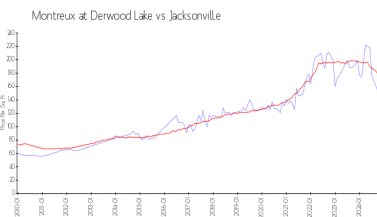
## Building Association Information

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 |

## Market Information



Montreux at Derwood Lake: \$145/sq. ft.  
 Jacksonville: \$175/sq. ft.  
 Duval: \$207/sq. ft.

## Inventory for Sale

Montreux at Derwood Lake: 4%  
 Jacksonville: 1%  
 Duval: 1%

## Avg. Time to Close Over Last 12 Months

Montreux at Derwood Lake: 47 days  
 Jacksonville: 57 days  
 Duval: 57 days

