

# 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   |

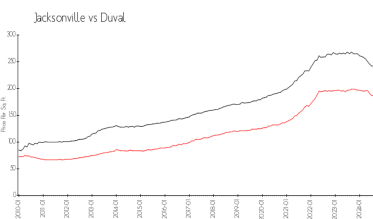
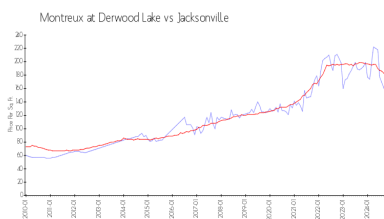
## Building Association Information

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.

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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 |

