

# Unit 1521 - Montreux at Derwood Lake

1521 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number:	2053699
Status:	Expired
Size:	1,613 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Additional Parking,Attached,Garage
View:	
List Price:	\$260,000
List PPSF:	\$161
Valuated Price:	\$226,000
Valuated PPSF:	\$140

*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

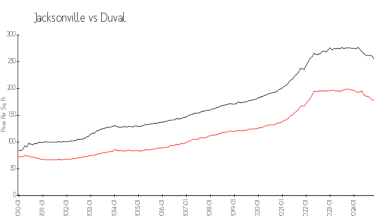
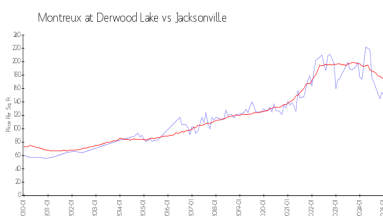
## Building Association Information

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	1%
Duval	2%



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

Montreux at Derwood Lake	62 days
Jacksonville	61 days
Duval	61 days