

# Unit 1318 - Montreux at Derwood Lake

1318 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number:	2083457
Status:	Pending
Size:	1,209 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Parking Lot
View:	Pond
List Price:	\$135,000
List PPSF:	\$112
Valuated Price:	\$145,000
Valuated PPSF:	\$120

*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:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

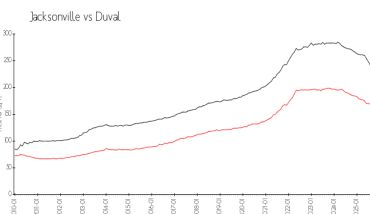
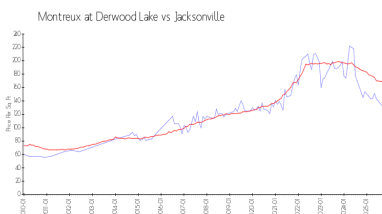
Montreux At Deerwood Lake  
Address: 8550 Touchton Rd,  
Jacksonville, FL 32216,  
Phone:+1 904-642-6708

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
428	1,059 sq ft	Dec 2025	\$145,000	\$137
911	1,059 sq ft	Dec 2025	\$145,000	\$137
1226	1,195 sq ft	Oct 2025	\$150,000	\$126
1226	786 sq ft	Aug 2025	\$129,000	\$164
932	1,285 sq ft	Aug 2025	\$166,000	\$129

## Market Information



Montreux at Derwood Lake: \$118/sq. ft.  
Jacksonville: \$159/sq. ft.

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Duval: \$197/sq. ft.

## Inventory for Sale

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



Built in 2005 - 444 units - 3 floors

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

Montreux at Derwood Lake	65 days
Jacksonville	70 days
Duval	69 days