

# Unit 635 - Montreux at Derwood Lake

635 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number: 2111370  
 Status: Active  
 Size: 1,188 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Parking Lot  
 View:  
 List Price: \$135,000  
 List PPSF: \$114  
 Valuated Price: \$146,000  
 Valuated PPSF: \$123

*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: 21  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

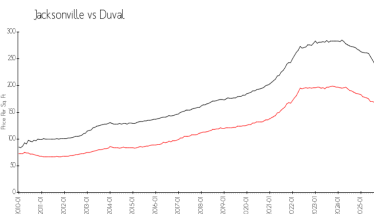
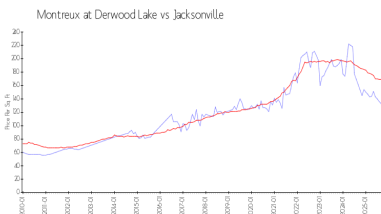
Montreux At Deerwood Lake  
 Address: 8550 Touchton Rd,  
 Jacksonville, FL 32216,  
 Phone:+1 904-642-6708

<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.

Jacksonville: \$159/sq. ft.  
 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 | 62 days |
| Jacksonville             | 70 days |
| Duval                    | 69 days |