

Unit 1036 - Montreux at Derwood Lake

1036 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number: 2114286
 Status: Active
 Size: 1,012 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Lake, Water
 List Price: \$142,000
 List PPSF: \$140
 Valuated Price: \$124,000
 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

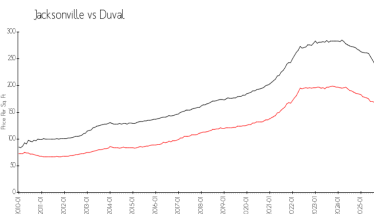
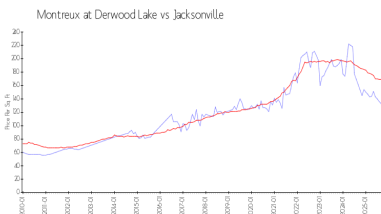
Montreux At Deerwood Lake
 Address: 8550 Touchton Rd,
 Jacksonville, FL 32216,
 Phone: +1 904-642-6708

<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%



Avg. Time to Close Over Last 12 Months

Montreux at Derwood Lake	62 days
Jacksonville	70 days
Duval	69 days