

# Unit 3600 Lenin Peak Ct # 3 - Willow Ridge

3600 Lenin Peak Ct # 3 - 3711 Kirkpatrick Cir, Jacksonville, FL, Duval 32210

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | 2115902                                   |
| Status:         | Active                                    |
| Size:           | 940 Sq ft.                                |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 0   |
| Parking Spaces: | Additional Parking,Parking Lot,Unassigned |
| View:           |   |
| List Price:     | \$145,000                                 |
| List PPSF:      | \$154                                     |
| Valuated Price: | \$107,000                                 |
| Valuated PPSF:  | \$114                                     |

*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:                         | 192 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Willow Ridge  
Condominium Association, Inc  
5455 A1a S Saint Augustine, FL 32080  
Phone: (904) 908-4970

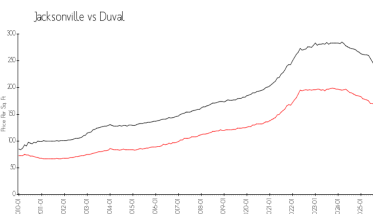
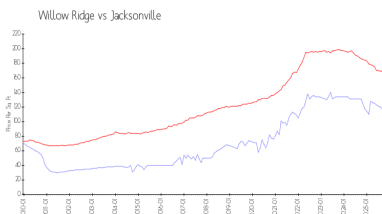
<https://>



## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 12     | 1,118 sq ft | Dec 2025     | \$60,000   | \$54  |
| 5      | 940 sq ft   | Nov 2025     | \$107,000  | \$114 |
| 14     | 1,118 sq ft | Nov 2025     | \$110,000  | \$98  |
| 16-7   | 1,157 sq ft | Mar 2025     | \$147,000  | \$127 |
| 12     | 1,118 sq ft | Feb 2025     | \$123,500  | \$110 |

## Market Information



|               |               |               |               |
|---------------|---------------|---------------|---------------|
| Willow Ridge: | \$114/sq. ft. | Jacksonville: | \$159/sq. ft. |
| Jacksonville: | \$159/sq. ft. | Duval:        | \$197/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Willow Ridge | 4% |
| Jacksonville | 2% |
| Duval        | 2% |

## Avg. Time to Close Over Last 12 Months

Willow Ridge  
Jacksonville  
Duval

80 days  
70 days  
70 days