

Unit 1633 - Montreux at Derwood Lake

1633 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number:	2121782
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Gated,Parking Lot
View:	
List Price:	\$169,900
List PPSF:	\$116
Valuated Price:	\$147,000
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

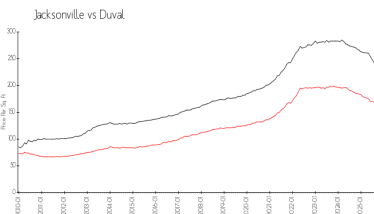
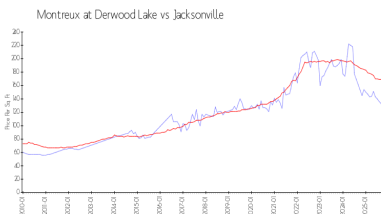
Montreux At Deerwood Lake
Address: 8550 Touchton Rd,
Jacksonville, FL 32216,
Phone:+1 904-642-6708

<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.

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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	70 days