

# Unit 1327 - Montreux at Derwood Lake

1327 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number: 1260440  
 Status: Active  
 Size: 1,613 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest  
 View:  
 List Price: \$279,000  
 List PPSF: \$173  
 Valuated Price: \$267,000  
 Valuated PPSF: \$166

*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: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

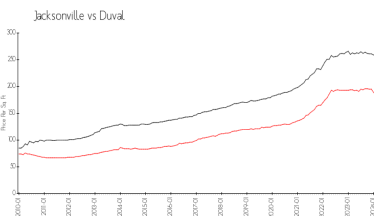
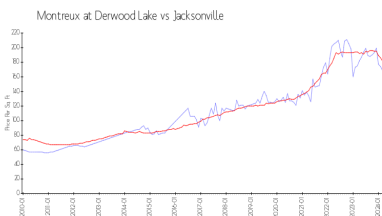
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1411   | 1,195 sq ft | Feb 2024     | \$223,000  | \$187 |
| 1527   | 1,613 sq ft | Jan 2024     | \$280,000  | \$174 |
| 1136   | 1,012 sq ft | Dec 2023     | \$200,000  | \$198 |
| 1224   | 1,059 sq ft | Dec 2023     | \$210,000  | \$198 |
| 227    | 1,195 sq ft | Dec 2023     | \$194,900  | \$163 |
| 924    | 786 sq ft   | Dec 2023     | \$183,000  | \$233 |

## Market Information



Montreux at Derwood Lake: \$161/sq. ft.  
 Jacksonville: \$180/sq. ft.  
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 Duval: \$222/sq. ft.

## Inventory for Sale

Montreux at Derwood Lake: 2%  
 Jacksonville: 1%  
 Duval: 1%



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

|                          |         |
|--------------------------|---------|
| Montreux at Derwood Lake | 97 days |
| Jacksonville             | 46 days |
| Duval                    | 45 days |