

# Unit 2117 - Montreux at Derwood Lake

2117 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number: 2005102  
 Status: Active  
 Size: 1,345 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Parking,Assigned  
 View: Water  
 List Price: \$249,000  
 List PPSF: \$185  
 Valuated Price: \$210,000  
 Valuated PPSF: \$156

*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

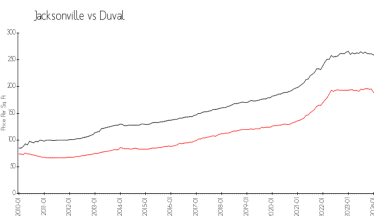
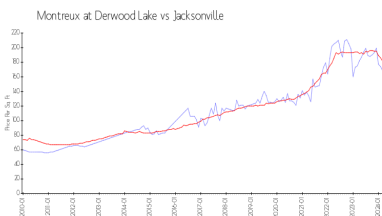
## Building Association Information

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