

# Unit 7062 Snowy Canyon Dr # 104 - Windsor Falls

7062 Snowy Canyon Dr # 104 - 7028-7071 Deer Lodge Cir, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number: 2009553  
 Status: Active  
 Size: 1,346 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned  
 View:  
 List Price: \$225,000  
 List PPSF: \$167  
 Valuated Price: \$208,000  
 Valuated PPSF: \$155

*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: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

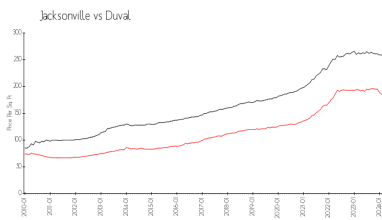
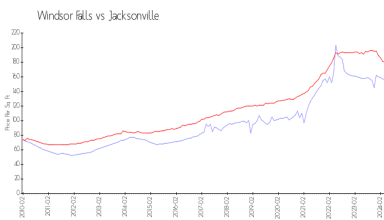
Windsor Falls Condominium Association  
 8189 Cabin lake Circle,  
 Jacksonville, Florida 32256  
 Management  
 WindsorFallsMaintenance@gmail.com

<http://www.windsorfallscondos.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 106    | 1,473 sq ft | Mar 2024     | \$197,500  | \$134 |
| 112    | 1,473 sq ft | Feb 2024     | \$215,000  | \$146 |
| 111    | 1,346 sq ft | Jan 2024     | \$177,500  | \$132 |
| 106    | 1,473 sq ft | Dec 2023     | \$222,000  | \$151 |
| 108    | 1,230 sq ft | Dec 2023     | \$200,000  | \$163 |

## Market Information



Windsor Falls: \$156/sq. ft.  
 Jacksonville: \$180/sq. ft.

Jacksonville: \$180/sq. ft.  
 Duval: \$222/sq. ft.



## Inventory for Sale

|               |    |
|---------------|----|
| Windsor Falls | 1% |
| Jacksonville  | 1% |
| Duval         | 1% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Windsor Falls | n/a     |
| Jacksonville  | 46 days |
| Duval         | 45 days |