

Unit 1521 - Montreux at Derwood Lake

1521 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number:	2014253
Status:	Active
Size:	1,613 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Parking,Attached,Garage
View:	
List Price:	\$290,000
List PPSF:	\$180
Valuated Price:	\$255,000
Valuated PPSF:	\$158

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

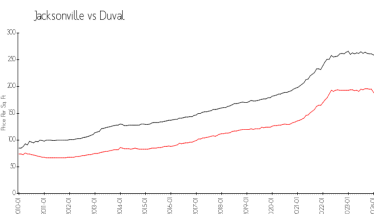
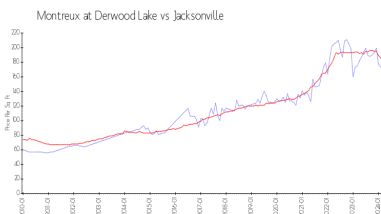
Building Association Information

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.
Jacksonville:	\$180/sq. ft.	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