

Unit 2112 - Montreux at Derwood Lake

2112 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number: 2001228
 Status: Active
 Size: 1,209 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Additional Parking, Guest, Parking Lot, Unassigned
 View:
 List Price: \$220,000
 List PPSF: \$182
 Valuated Price: \$189,000
 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

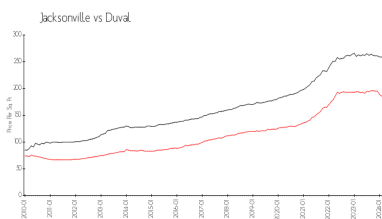
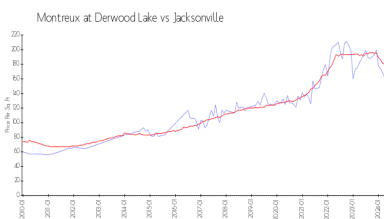
Building Association Information

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

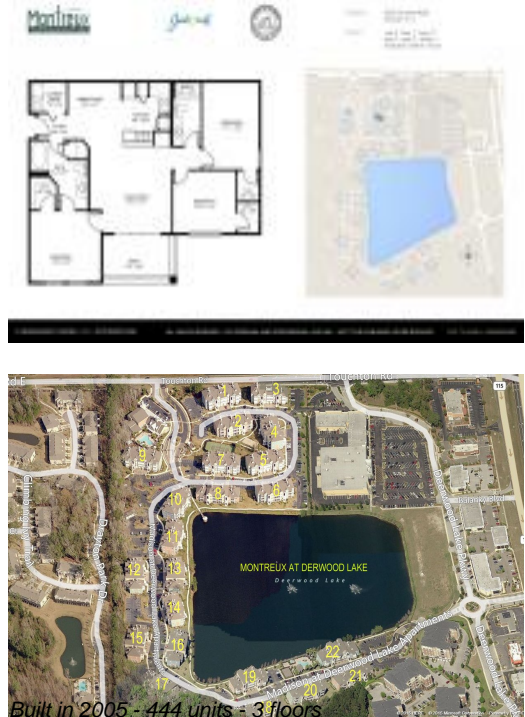
Market Information



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