

BUILDING BROCHURE

PERLA - 6331 BUSWELL BUILDING

6331 Buswell St. · Richmond, BC V6Y 4H2 · Brighthouse



Scan to view online



3 FOR SALE
FROM \$483,000

1 SOLD · 12 MO
\$680,000-\$680,000


12-MO SOLD TREND
-8.6

Unit Mix

1 Bedroom 16 units 566 – 678 sf from \$392,000	2 Bedroom 13 units 677 – 1,543 sf from \$573,000	3 Bedroom 12 units 1,184 – 1,571 sf from \$850,000	4 Bedroom 1 unit 1,995 – 1,995 sf from \$1,500,000
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For Sale in Perla - 6331 Buswell Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,138,000	2 / 3	1543 sf	\$738	1106 6331 BUSWELL STREET
\$599,000	2 / 2	817 sf	\$733	303 6331 BUSWELL STREET
\$483,000	1 / 1	583 sf	\$828	905 8100 SABA ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$680,000	2 / 2ba	867 sf	\$784	2025-10-15
\$683,000	2 / 2ba	868 sf	\$787	2025-06-16
\$561,281	1 / 1ba	675 sf	\$832	2025-05-04
\$1,500,000	4 / 3ba	1995 sf	\$752	2025-04-29

Value & Financing

Price Positioning \$766 /sq ft Active listings here average \$766/sf vs \$812/sf across Brighthouse. 6% below area average	Mortgage Snapshot \$2,313 /mo Entry price (from) \$483,000 20% down payment \$96,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2003	LEVELS 18	SUITES 232	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS282	MANAGEMENT Self Managed

Overview

Perla - 6331 Buswell Street, Richmond, BC, V6Y 4H2, Canada. Strata Plan BCS282, 18 levels, built in 2003. This complex consists of 85 condo units at 6331 Buswell, 110 condo units at 8100 Saba and 8 commercial units at 8188 Saba. Situated in the heart of Richmond's Brighthouse neighborhood, at the crossroads of Buswell Street and Saba Road. Fabulous facilities include indoor pool, hot tub, steambath, sauna, exercise room, and club house. Walking distance to Richmond Public Market, Richmond Centre Mall, Brighthouse Skytrain Station, Price Smart Foods, restaurants, shops, banks, pubs, and much more. Minoru Park, Richmond Public Library, and Hospital are a 5 minute drive away.

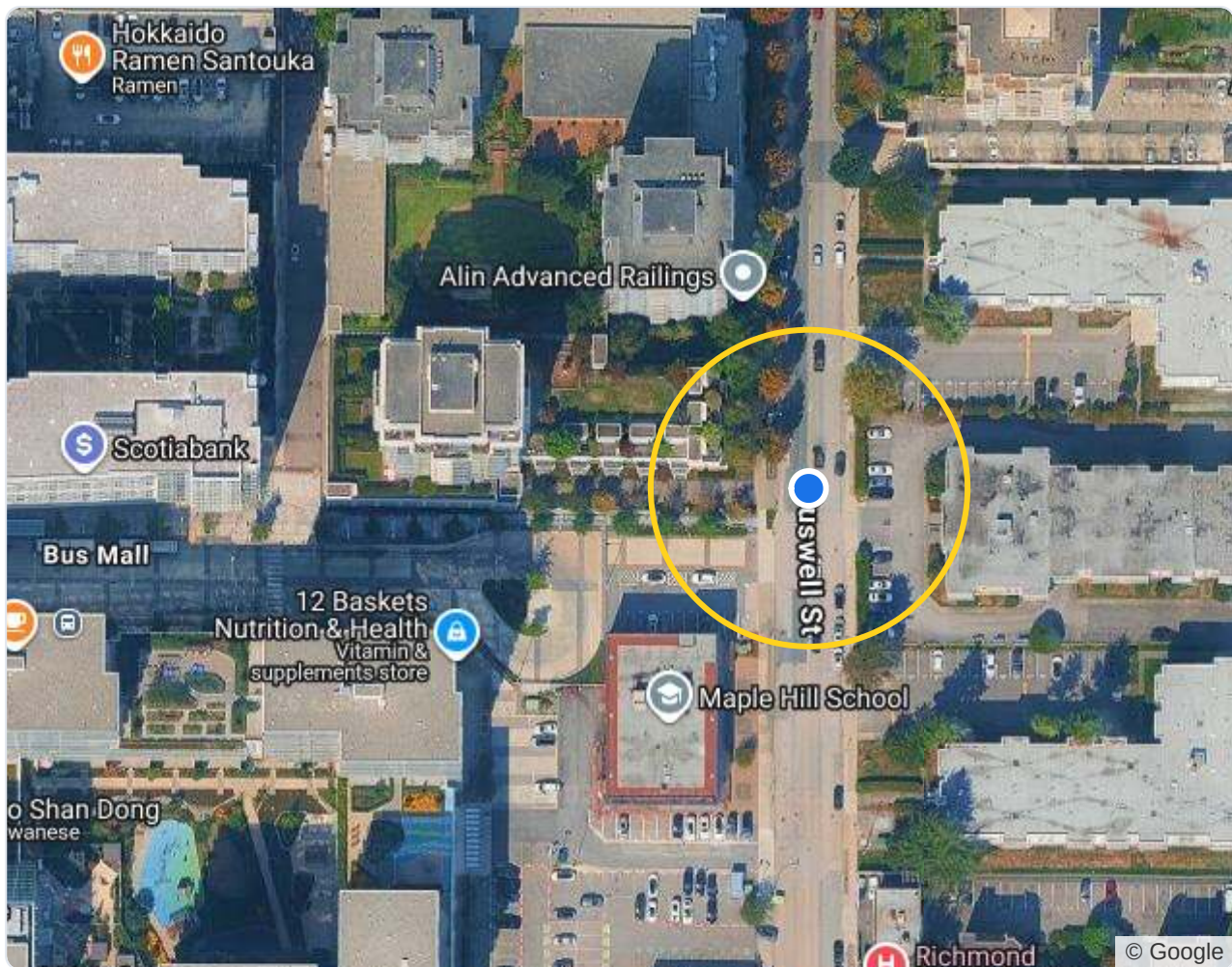
Amenities & Features

- | | |
|----------------|--------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Garden | ✓ Playground |
| ✓ Pool; Indoor | ✓ Sauna/steam Room |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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