

PERLA - 8100 SABA BUILDING

8100 Saba Rd. · Richmond, BC V6Y 4H1 · Brighthouse



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**3** FOR SALE
FROM \$483,000**1** SOLD · 12 MO
\$680,000-\$680,000

Unit Mix

1 Bedroom16 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

For Sale in Perla - 8100 Saba 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 **\$813/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**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2003	LEVELS 16	SUITES 202	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS282	MANAGEMENT The Wynford Group

Overview

"Perla" at 8100 Saba Road, Richmond, BC, V6Y 4B2, Canada. Strata Plan BCS282, 16 levels, built in 2003. This complex consists of 110 condo units at 8100 Saba, 85 condo units at 6331 Buswell, 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.

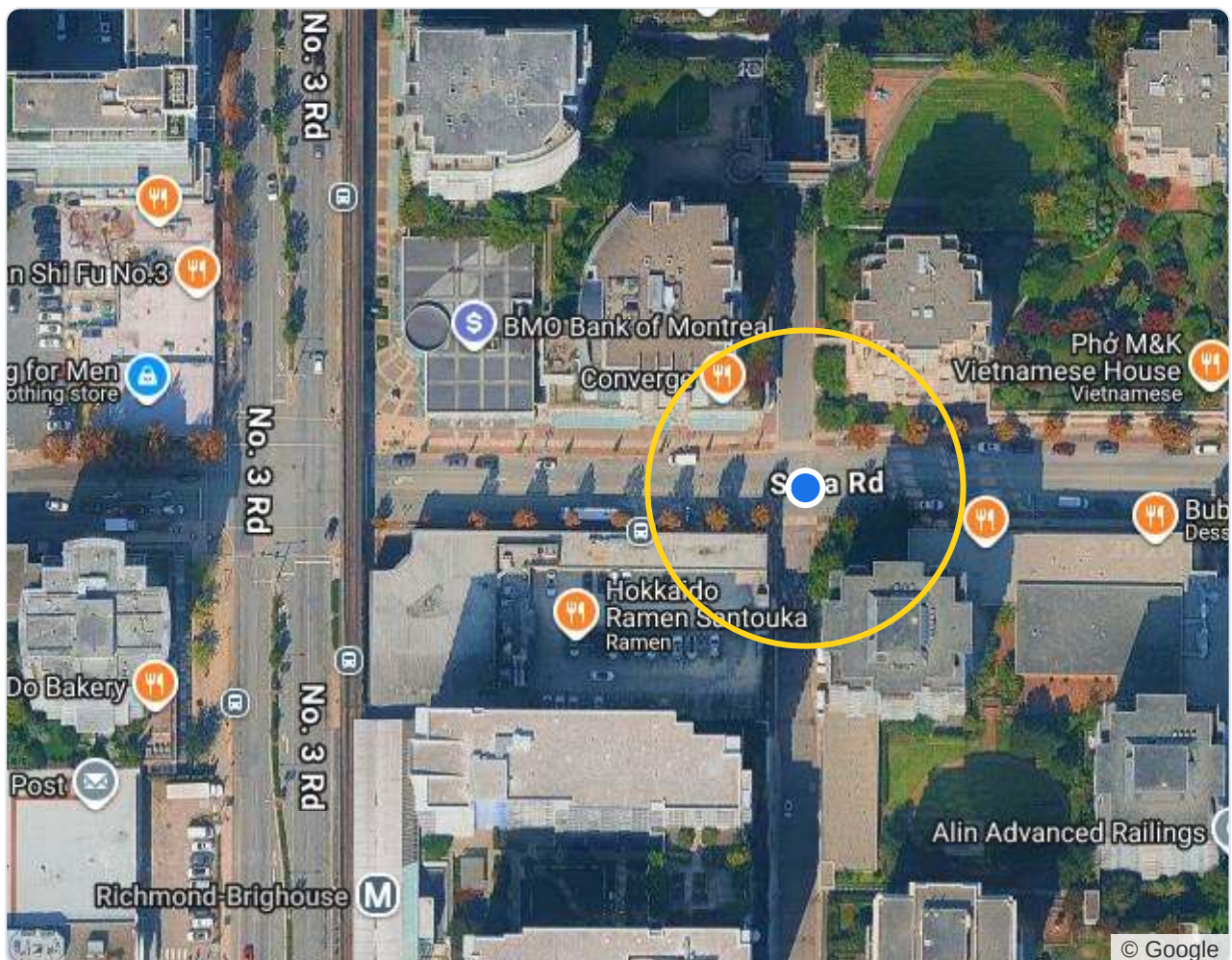
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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