



4820 Hollow Corner Rd #264

2 Bedroom/1.75 Bath

- Top Floor Unit
- Living Area over 885 sf
- Designer Touches
- High Beamed Cathedral Ceilings
- Maple Cabinets in Kitchen
- Private Balcony
- 2-Car Tandem Parking
- Pets Allowed
- Year Built is 1973
- Gated Community with Guard
- HOA Includes Water, Gas, Cable
- Pool, Spa and Clubhouse
- HOA Dues = \$225/month

Near Sony Studios

\$365,000

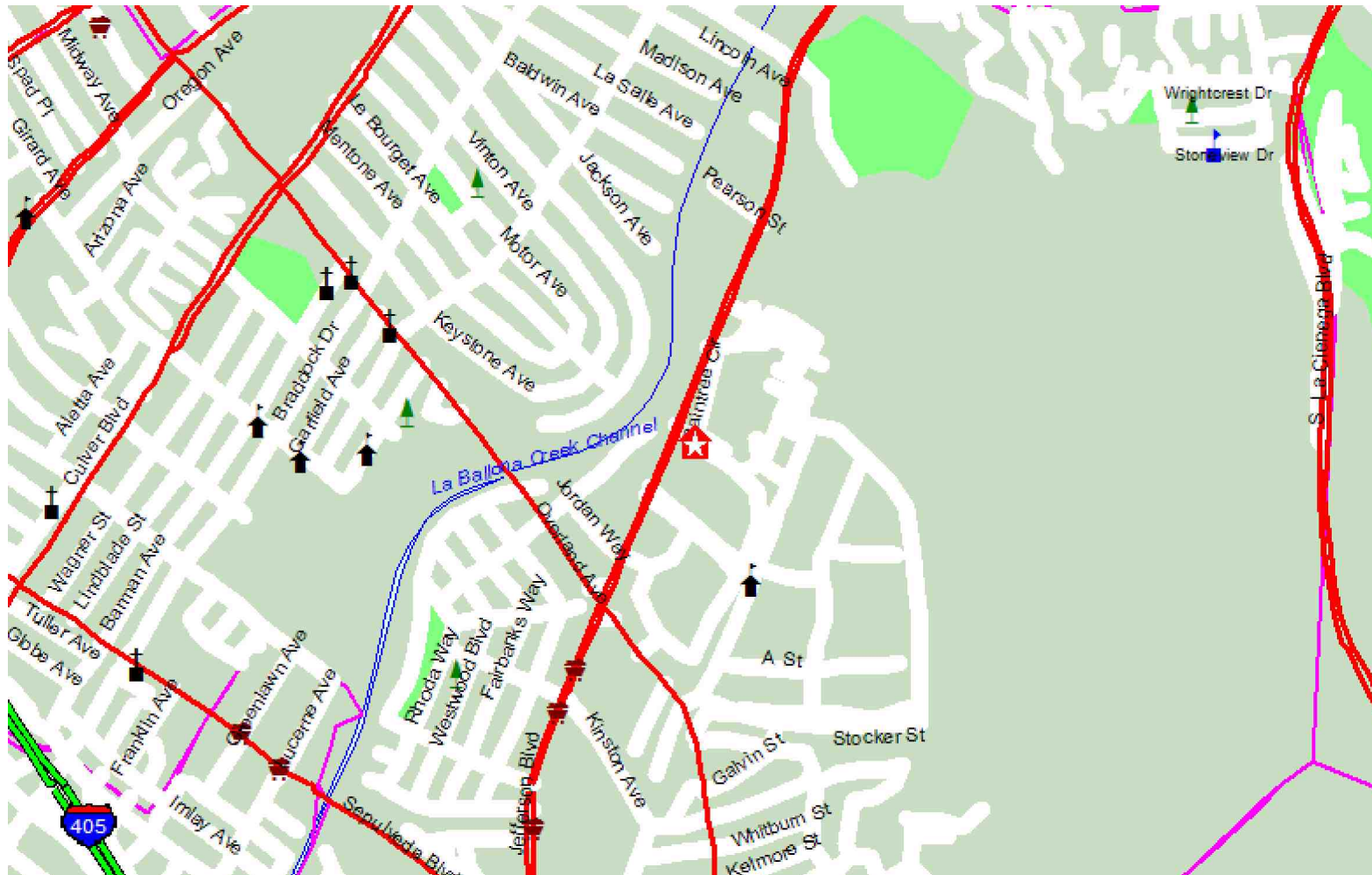
Lynette Williams
The Williams Real Estate Team
RE/MAX Sunset Blvd.
(323) 256-1173



Lynette Williams, Associate Broker, REALTOR®, CRS
Office: 323-256-1173
email: lynette@LynetteWilliams.com
Web: www.LosAngelesHomeGuide.com

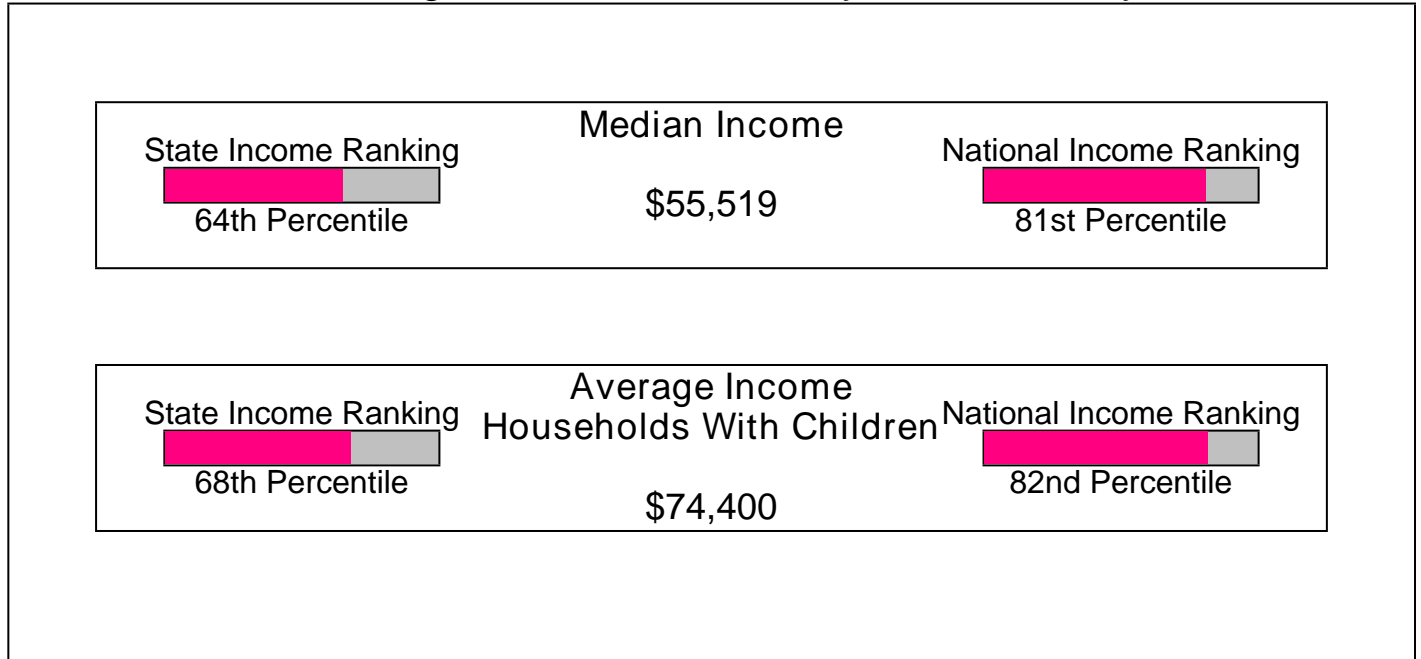


4820 HOLLOW CORNER RD, 90232

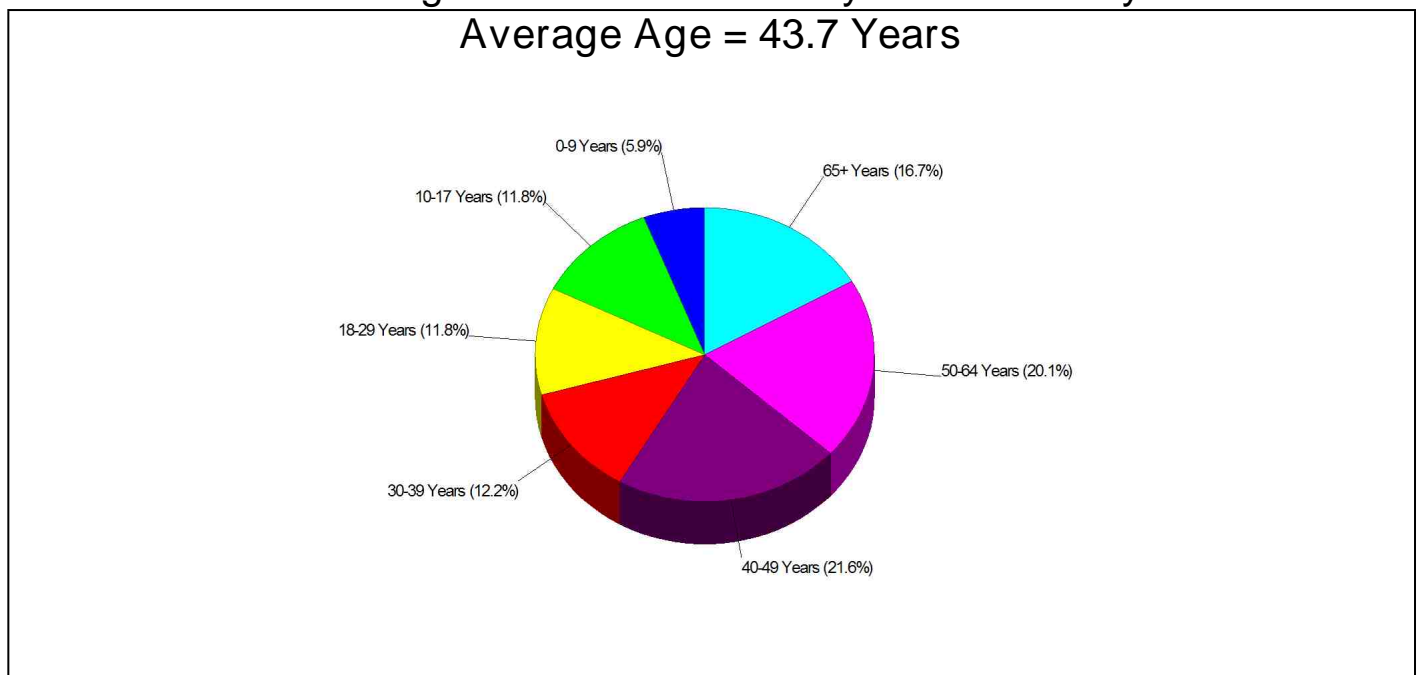




Income For Neighborhood Within City of Culver City



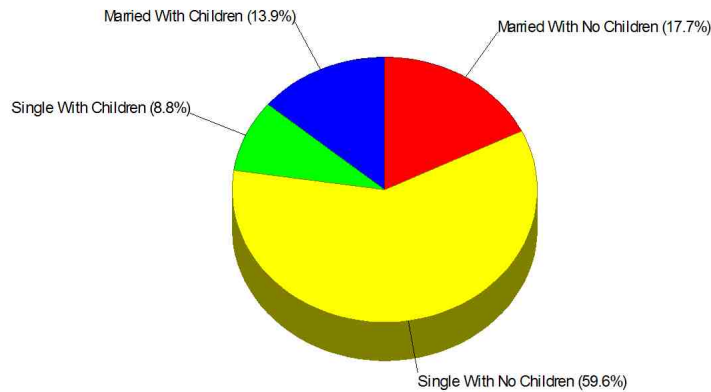
Age Breakdown For Neighborhood Within City of Culver City





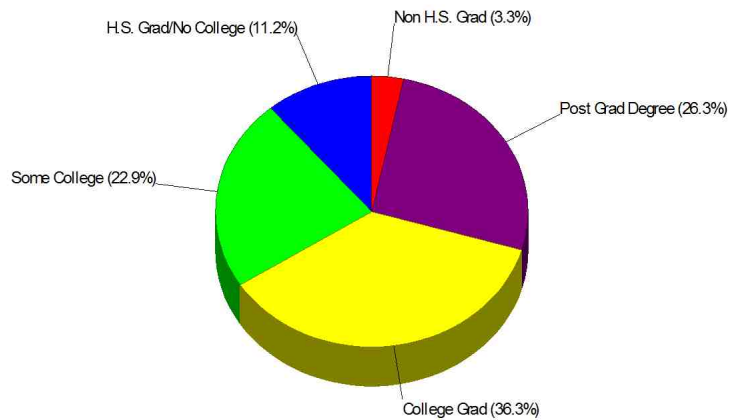
Household Characteristics For Neighborhood Within City of Culver City

31.6% Married
22.7% With Children



Adult Education Level For Neighborhood Within City of Culver City

96.7% High School Graduates
62.6% College Graduates

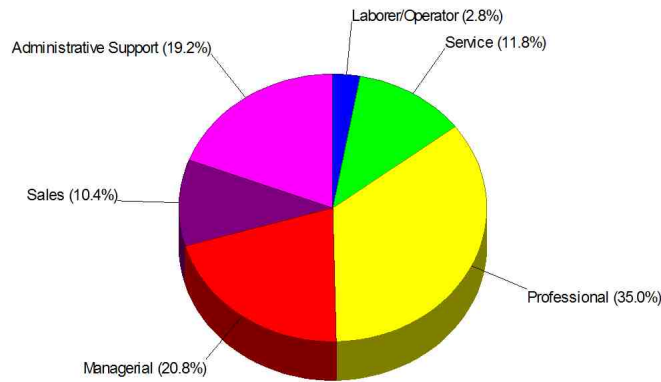




Lynette Williams, Associate Broker, REALTOR®, CRS
 Office: 323-256-1173
 email: lynette@LynetteWilliams.com
 Web: www.LosAngelesHomeGuide.com



Employment For Neighborhood Within City of Culver City Average Travel Time To Work = 27.6 Minutes



Occupation

General Facts FOR CULVER CITY UNIFIED

**CULVER CITY UNIFIED
 4034 IRVING PL.
 CULVER CITY, CA 90232**

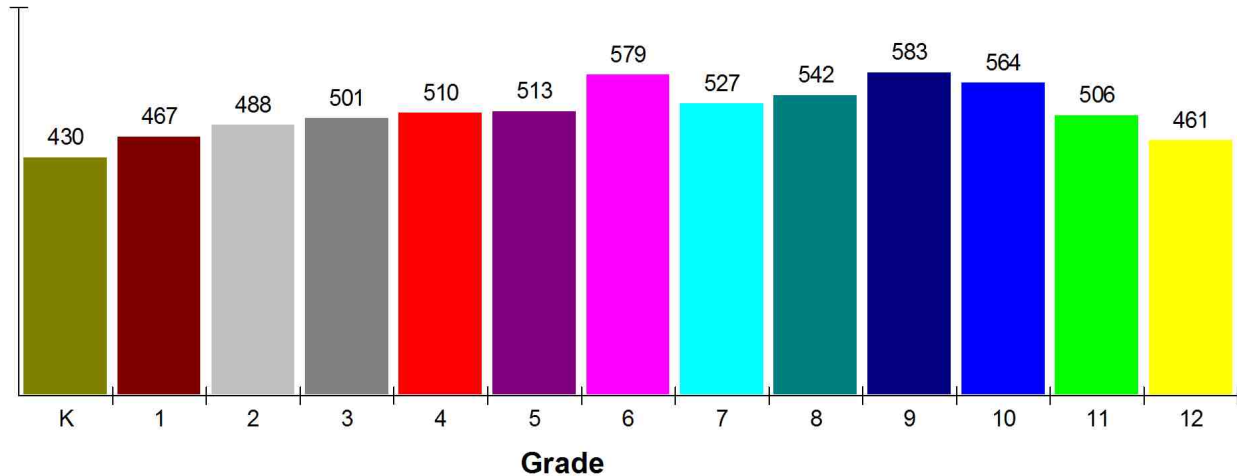
Type:	(310)842-4220	Independent Local District
Grade Range:		K - 12
Schools:		10
Teacher:		312
Students:		6,671
Student/Teacher Ratio:		21.4 To 1
Student/Librarian Ratio:		6,671.0 To 1
Secondary Student/Guidance Ratio:		384.4 To 1





Student Enrollment By Grade FOR CULVER CITY UNIFIED

Total Enrollment = 6,671



National Enrollment Ranking: 1,510 of 15,679 (90th Percentile)

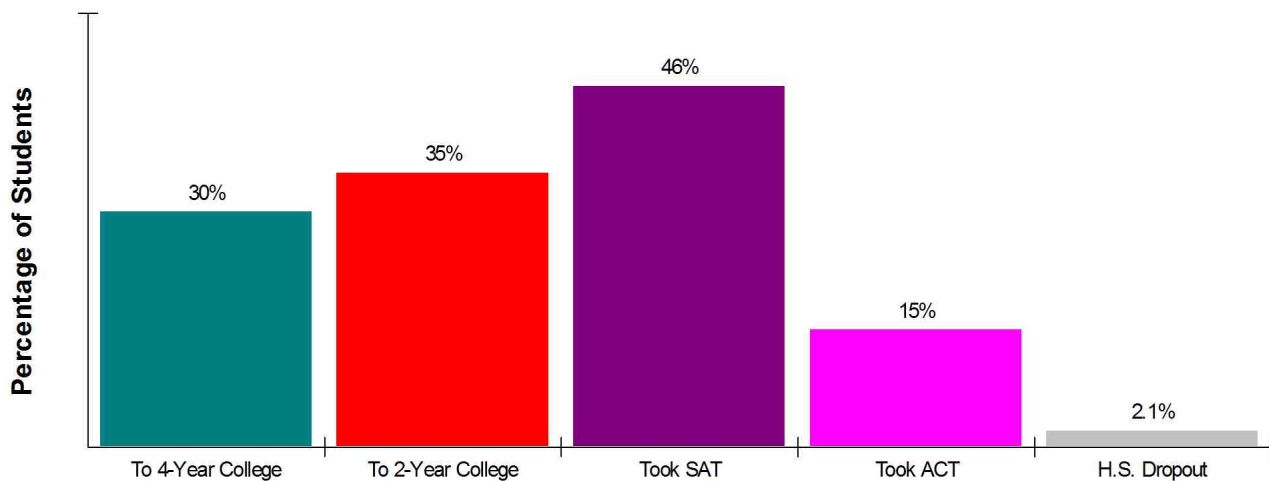
State Enrollment Ranking: 236 of 1,055 (77th Percentile)

High School Statistics FOR CULVER CITY UNIFIED

Average SAT Scores: 1004 (Math 514 Verbal 490)

Average ACT Scores: 20.9

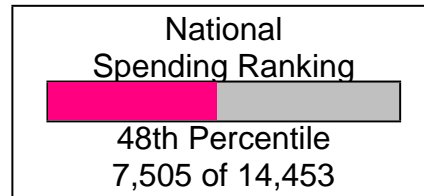
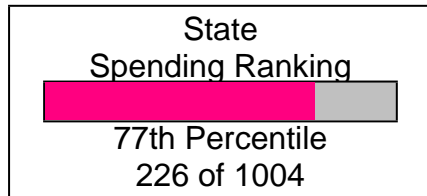
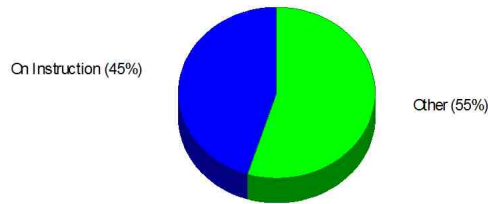
National Merit Finalists: 1



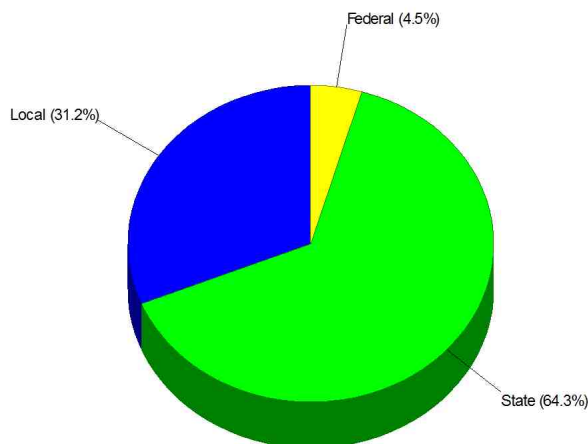


School Expenditures FOR CULVER CITY UNIFIED

Expenditures Per Student
\$9,809



School Funding FOR CULVER CITY UNIFIED





Lynette Williams, Associate Broker, REALTOR®, CRS

Office: 323-256-1173

email: lynette@LynetteWilliams.com

Web: www.LosAngelesHomeGuide.com



Public Schools for District

FARRAGUT ELEMENTARY SCHOOL		Phone: (310)842-4323
10820 FARRAGUT DR., CULVER CITY, CA 90230		Grades: K - 5
Distance from Subject: 0.5 Miles	School Type: Regular	
Student/Teacher Ratio: 17.9 to 1	Students/Teachers: 538/30	
Mascot: Foxes	School Colors : Royal & White	

CULVER CITY MIDDLE		Phone: (310)842-4200
4601 ELENDA ST., CULVER CITY, CA 90230		Grades: 6 - 8
Distance from Subject: 0.6 Miles	School Type: Regular	
Student/Teacher Ratio: 23.8 to 1	Students/Teachers: 1,640/69	
Mascot: Panthers	School Colors : Black & White	

CULVER CITY SENIOR HIGH SCHOOL		Phone: (310)842-4200
4401 ELENDA ST., CULVER CITY, CA 90230		Grades: 9 - 12
Distance from Subject: 0.7 Miles	School Type: Regular	
Student/Teacher Ratio: 24.4 to 1	Students/Teachers: 1,979/81	
Average SAT: 1004 (Math 514 Verbal 490)	Graduates To 2-Year College: 35.0%	
Students Taking SAT: 46.0%	Graduates To 4-Year College: 30.0%	
Average ACT: 20.9	National Merit Finalists: 1	
Students Taking ACT: 15%		

EL RINCON ELEMENTARY SCHOOL		Phone: (310)842-4340
11177 OVERLAND AVE., CULVER CITY, CA 90230		Grades: K - 5
Distance from Subject: 0.8 Miles	School Type: Regular	
Student/Teacher Ratio: 20.0 to 1	Students/Teachers: 579/29	
Mascot: Cougars	School Colors : Kelly Green & Gray	

HOWE (LINWOOD E.) ELEMENTARY SCHOOL		Phone: (310)842-4338
4100 IRVING PL., CULVER CITY, CA 90232		Grades: K - 5
Distance from Subject: 1.0 Miles	School Type: Regular	
Student/Teacher Ratio: 18.6 to 1	Students/Teachers: 538/29	
Mascot: Vikings	School Colors : Royal & White	

CULVER CITY COMMUNITY DAY		Phone: (310)390-8886
3939 VAN BUREN PLACE, CULVER CITY, CA 90232		Grades: 7 - 11
Distance from Subject: 1.1 Miles	School Type: Alternative	
Student/Teacher Ratio: 11.0 to 1	Students/Teachers: 11/1	





Lynette Williams, Associate Broker, REALTOR®, CRS

Office: 323-256-1173

email: lynette@LynetteWilliams.com

Web: www.LosAngelesHomeGuide.com



Public Schools for District

LA BALLONA ELEMENTARY SCHOOL 10915 WASHINGTON BLVD., CULVER CITY, CA 90232		Phone: (310)842-4334 Grades: K - 5
Distance from Subject: 1.1 Miles	School Type: Regular	
Student/Teacher Ratio: 18.6 to 1	Students/Teachers: 594/32	
Mascot: Lions	School Colors : Royal & White	

CULVER PARK CONTINUATION HIGH 5303 BERRYMAN AVE., CULVER CITY, CA 90230		Phone: (310)390-8886 Grades: 9 - 12
Distance from Subject: 1.2 Miles	School Type: Alternative	
Student/Teacher Ratio: 15.0 to 1	Students/Teachers: 75/5	

CULVER CITY INDEPENDENT STUDY 11450 PORT ROAD, CULVER CITY, CA 90230		Phone: (310)842-4241 Grades: 1 - 12
Distance from Subject: 1.2 Miles	School Type: Alternative	
Student/Teacher Ratio: 32.0 to 1	Students/Teachers: 64/2	

EL MARINO ELEMENTARY SCHOOL 11450 PORT ROAD, CULVER CITY, CA 90230		Phone: (310)842-4241 Grades: K - 5
Distance from Subject: 1.2 Miles	School Type: Regular	
Student/Teacher Ratio: 19.8 to 1	Students/Teachers: 653/33	
Mascot: Dolphins	School Colors : Royal & Gold	

Prepared by Lynette Williams, Associate Broker, REALTOR®, CRS





Lynette Williams, Associate Broker, REALTOR®, CRS

Office: 323-256-1173

email: lynette@LynetteWilliams.com

Web: www.LosAngelesHomeGuide.com



Private Schools

Private School Enrollment= 15.81% within School District

A CHILD'S PLACE CULVER CITY, CA 90231 Distance from Subject: 0.8 Miles Affiliation: Nonsectarian Students: 53 Enrollment By Grade: PK-48 K-5	School Type: Not Given Gender: Coed Student/Teacher Ratio: 5.0 to 1	Phone: (810)204-6833 Grades: PK - K
---	---	--

ERAS CENTER CULVER CITY, CA 90230 Distance from Subject: 0.8 Miles Affiliation: Nonsectarian Students: 201	School Type: Not Given Gender: Coed Student/Teacher Ratio: 6.1 to 1	Phone: (310)737-9393 Grades: 1 - 12
--	---	--

Enrollment By Grade: 1-6 2-10 3-15 4-10 5-15 6-25 7-25 8-25 9-25

TURNINGPOINT SCHOOL CULVER CITY, CA 90232 Distance from Subject: 0.8 Miles Affiliation: Nonsectarian Students: 283 Enrollment By Grade: PK-67 K-29 1-30 2-29 3-29 4-17 5-32 6-31 7-19	School Type: Not Given Gender: Coed Student/Teacher Ratio: 9.9 to 1	Phone: (310)841-2505 Grades: PK - 7
--	---	--

EDUCATIONAL RESOURCE & SER CENTER 10101 Jefferson Blvd, CULVER CITY, CA 90232 Distance from Subject: 0.9 Miles Affiliation: Nonsectarian Students: 142 Student/ Homeroom Ratio: 8.4 School Colors: Kelly Green & Brown Enrollment By Grade: PK-2 K-1 1-8 2-4 3-7 4-7 5-8 6-14 7-18 8-12 9-12 10-14 11-8 12-14	School Type: Special Education Gender: Coed Student/Teacher Ratio: 6.5 to 1 Mascot: Bulldogs	Phone: (310)838-1200 Grades: PK - 12
--	---	---

OHR ELIAHU ACADEMY 5950 Stoneview Dr, CULVER CITY, CA 90232 Distance from Subject: 1.0 Miles Affiliation: Jewish Students: 247 Student/ Homeroom Ratio: 22.5 Enrollment By Grade: PK-50 K-40 1-25 2-32 3-18 4-21 5-14 6-17 7-20 8-10	School Type: Special Program Gender: Coed Student/Teacher Ratio: 8.6 to 1	Phone: (310)559-3330 Grades: PK - 8
--	---	--

Prepared by Lynette Williams, Associate Broker, REALTOR®, CRS





Lynette Williams, Associate Broker, REALTOR®, CRS

Office: 323-256-1173

email: lynette@LynetteWilliams.com

Web: www.LosAngelesHomeGuide.com



Private Schools

Private School Enrollment= 15.81% within School District

ST AUGUSTINE ELEMENTARY SCHOOL
 3819 Clarington Ave, CULVER CITY, CA 90232
 Distance from Subject: 1.1 Miles
 Affiliation: Roman Catholic
 Students: 311
 Student/ Homeroom Ratio: 20.7
 School Colors: Royal & White
 Enrollment By Grade: PK-23 K-34 1-35 2-27 3-35 4-31 5-29 6-34 7-32 8-31

Phone: (310)838-3144
 Grades: PK - 8

School Type: Regular
 Gender: Coed
 Student/Teacher Ratio: 24.0 to 1

WILLOWS COMMUNITY, THE
 8509 Higuera St, CULVER CITY, CA 90232
 Distance from Subject: 1.2 Miles
 Affiliation: Nonsectarian
 Students: 360
 Student/ Homeroom Ratio: 40.0
 School Colors: Kelly Green & White
 Enrollment By Grade: K-60 1-45 2-44 3-40 4-41 5-43 6-39 7-29 8-19

Phone: (310)815-0411
 Grades: K - 8

School Type: Regular
 Gender: Coed
 Student/Teacher Ratio: 8.0 to 1

NEW LIFE ACADEMY
 3979 TILDEN AVE., CULVER CITY, CA 90232
 Distance from Subject: 1.2 Miles
 Affiliation: Other
 Students: 10
 Enrollment By Grade: 6-1 8-4 9-4 10-2

Phone: (310)837-5531
 Grades: 6 - 11

School Type: Alternative
 Gender: Coed
 Student/Teacher Ratio: 3.3 to 1

CREATIVE CHILDCRAFT PRESCHOOL
 3735 MOTOR AVE, LOS ANGELES, CA 90034
 Distance from Subject: 1.3 Miles
 Affiliation: Nonsectarian
 Students: 18
 Enrollment By Grade: PK-16 K-2

Phone: (310)838-6711
 Grades: PK - K

School Type: Early Childhood
 Gender: Coed
 Student/Teacher Ratio: 2.0 to 1

ISKCON INTNL GURUKULA SCHOOL
 3745 WATSEKA AVE NO 3, LOS ANGELES, CA 90034
 Distance from Subject: 1.3 Miles
 Affiliation: Other
 Students: 18
 Enrollment By Grade: PK-2 K-3 1-5 2-2 3-3 4-1 5-2 11-5

Phone: (310)836-1394
 Grades: PK - 5

School Type: Regular
 Gender: Coed
 Student/Teacher Ratio: 4.4 to 1

Prepared by Lynette Williams, Associate Broker, REALTOR®, CRS





Lynette Williams, Associate Broker, REALTOR®, CRS

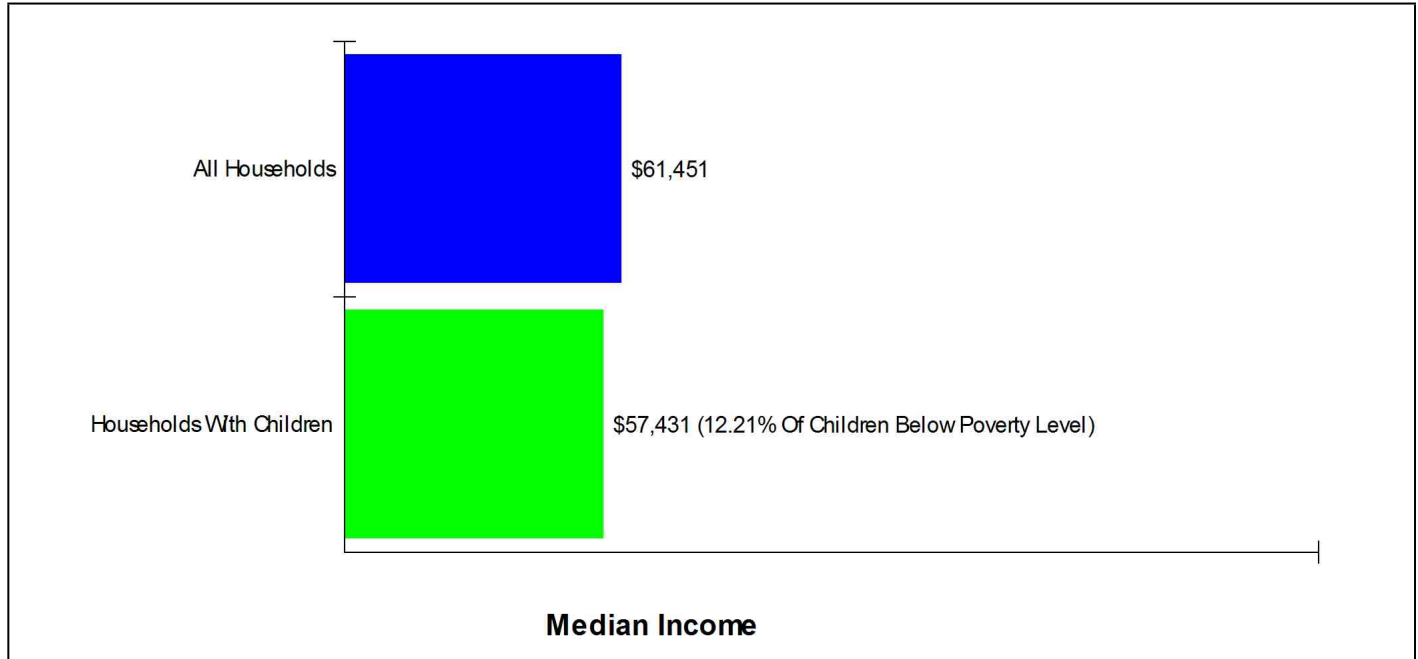
Office: 323-256-1173

email: lynette@LynetteWilliams.com

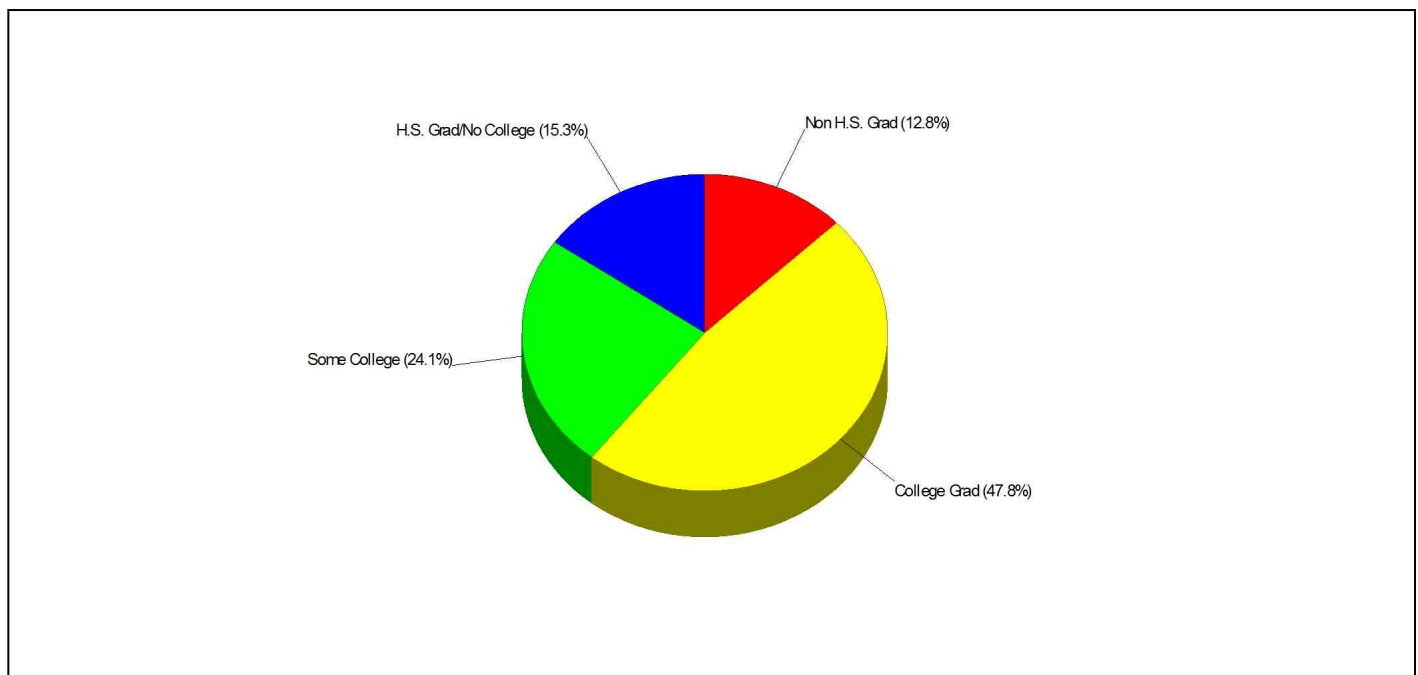
Web: www.LosAngelesHomeGuide.com



Income FOR CULVER CITY UNIFIED



Parent Education Level FOR CULVER CITY UNIFIED



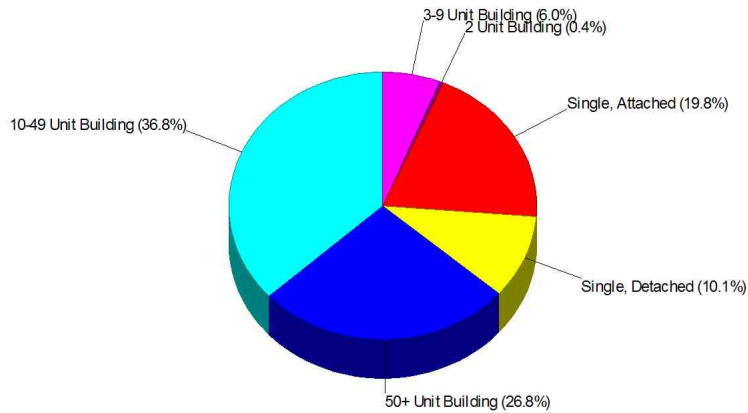
Prepared by Lynette Williams, Associate Broker, REALTOR®, CRS





Housing Characteristics For Neighborhood Within City of Culver City

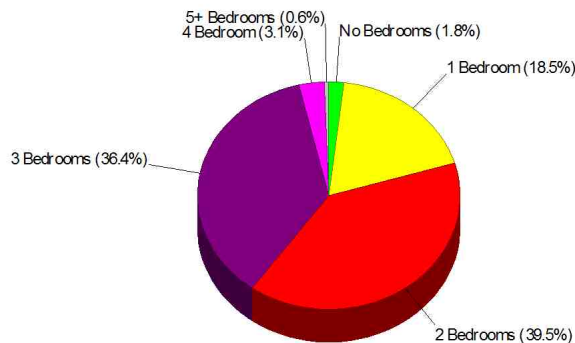
Average Age of Housing 26 years



Type of Dwelling

Home Ownership For Neighborhood Within City of Culver City

Owner Occupied Households = 68.8%
 Median Housing Value = \$168,300
 Median Number of Bedrooms = 2



Home Size Breakdown





Lynette Williams, Associate Broker, REALTOR®, CRS

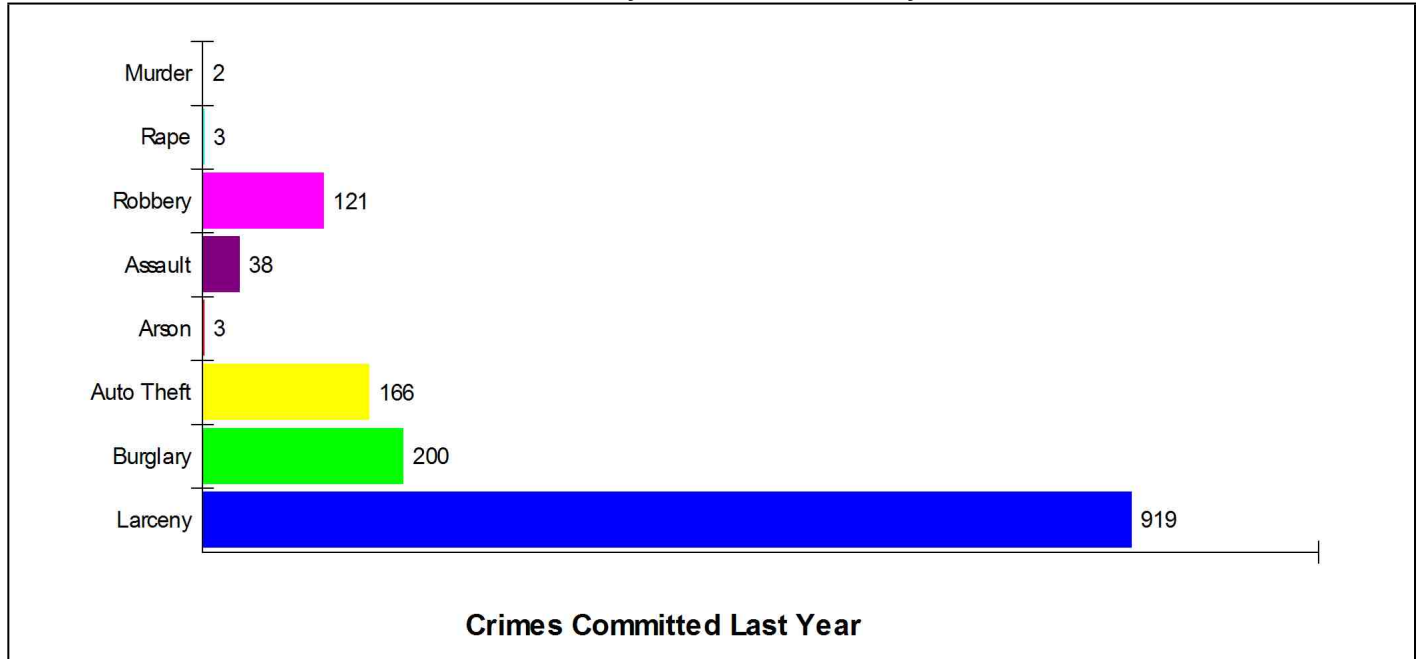
Office: 323-256-1173

email: lynette@LynetteWilliams.com

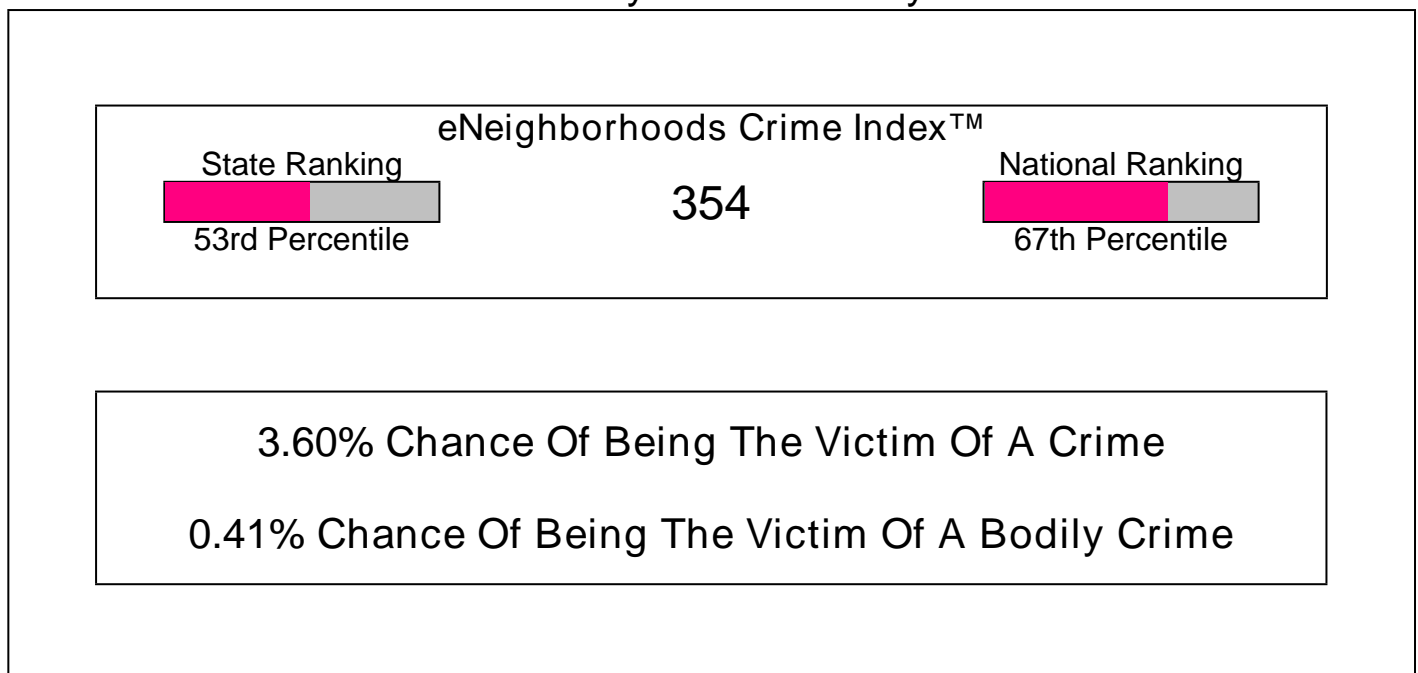
Web: www.LosAngelesHomeGuide.com



Crime Incidents For City of Culver City



Crime Index For City of Culver City



Prepared by Lynette Williams, Associate Broker, REALTOR®, CRS





Lynette Williams, Associate Broker, REALTOR®, CRS

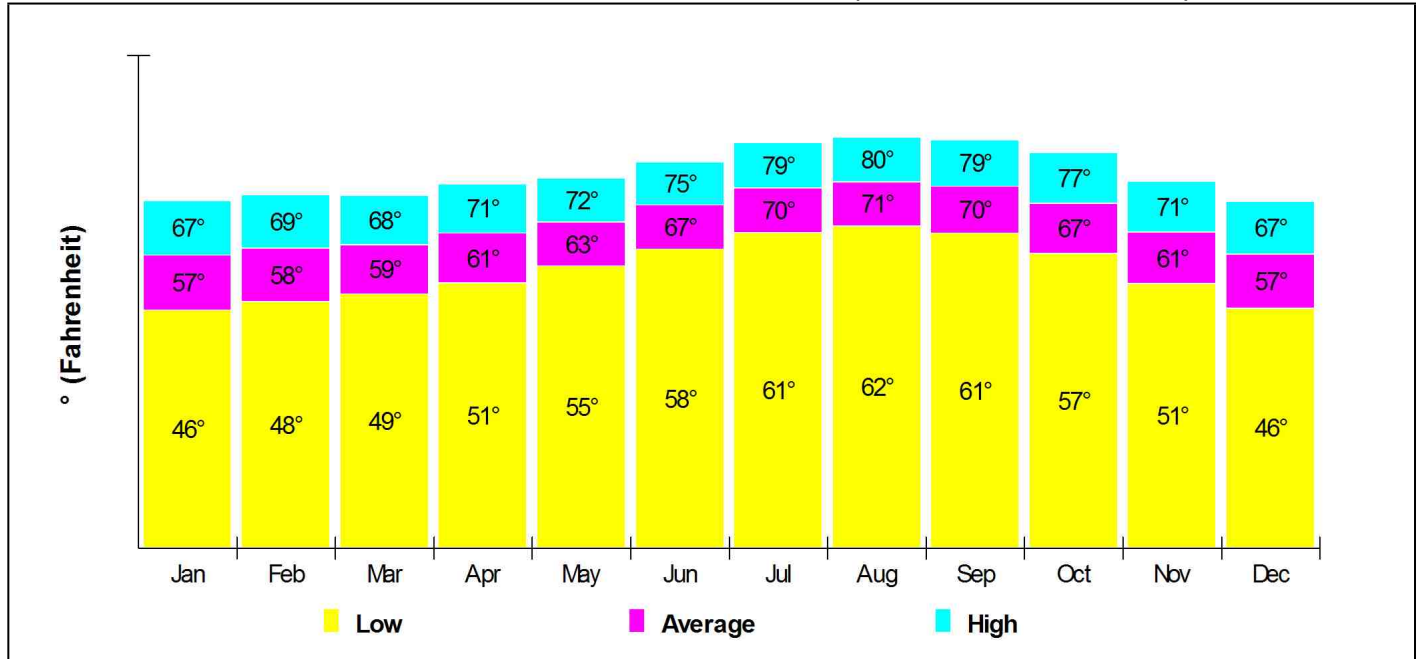
Office: 323-256-1173

email: lynette@LynetteWilliams.com

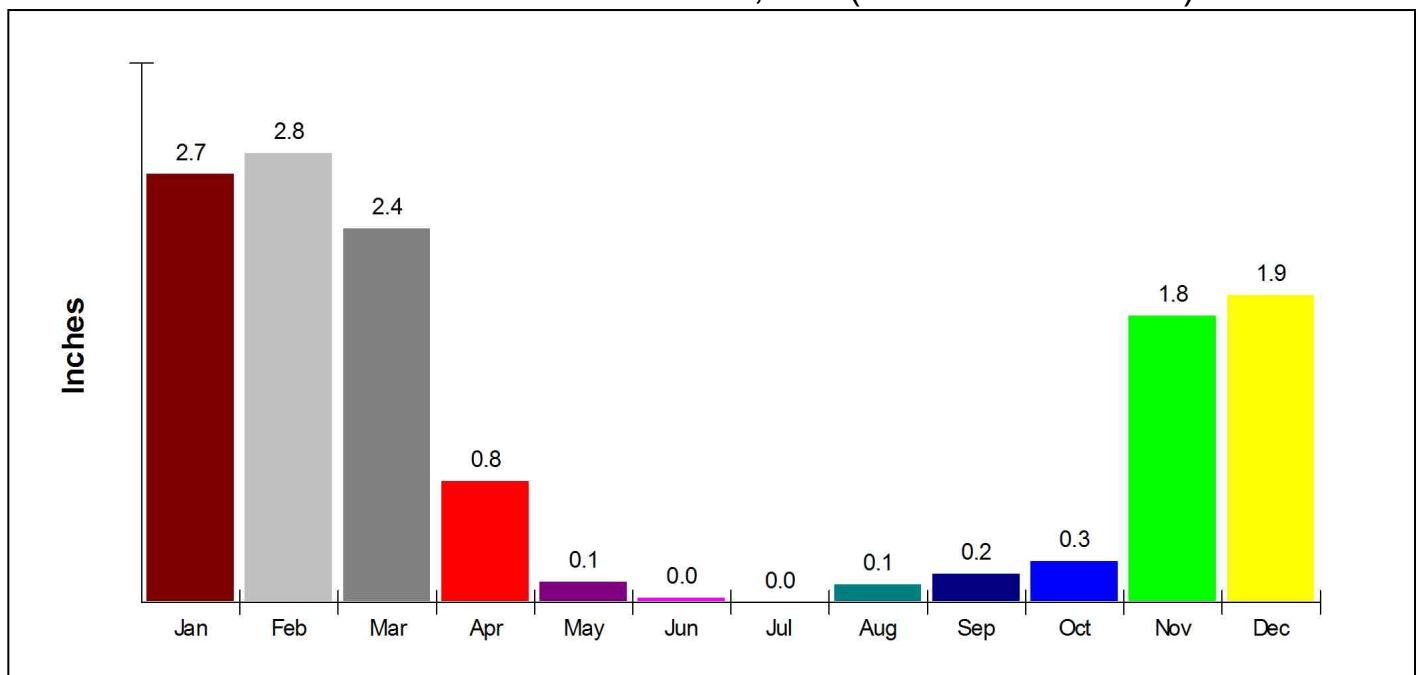
Web: www.LosAngelesHomeGuide.com



Temperature Measured at CULVER CITY, CA (elevation = 55ft.)



Average Precipitation Measured at CULVER CITY, CA (elevation = 55ft.)



Prepared by Lynette Williams, Associate Broker, REALTOR®, CRS

