

DOUG BOHLING  
RESIDENTIAL PORTFOLIO

Broker Associate, Realtor®  
Artisan Sotheby's  
International Realty



DOUG BOHLING Artisan Sotheby's International Realty Homes | Acreage | Commercial | Resorts | Wine Country Retreats  
Cell 707-953-6106 Doug.Bohling@SothebysRealty.com www.douglasdelivers.com

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## WHAT DOES DOUG DELIVER?

### Experience

Over 28 years as award-winning, top-producing agent in Sonoma County  
Exceptional knowledge of the entire Northern California Wine County region, having sold homes, acreage, commercial property, resorts and wine country retreats from Dillon Beach to Napa, from Sausalito to Cloverdale and all over Sonoma County.

### Satisfaction

Maximum Client Care directly from Doug  
Advanced Web Marketing with a local, regional, national and international presence  
Local Branding Advertising - Individual and custom-tailored. Homes & Land of the North Bay, Northbay Biz magazine and The Real Estate Reader  
Full Service Support by Client Care Specialists so Doug has more time for you

### Cutting Edge Technology

Digital Marketing - eGallery, SothebysRealty.com, ArtisanSIR.com, TimesOnline (Times of London), NYTimes.com and the Wall Street Journal's digital network, an exclusive partnership at [wsj.com/sothebysrealty](http://wsj.com/sothebysrealty)

### Sophisticated and Targeting Marketing

Professional HD video | Professional HD photography  
Extensive online distribution | Regional print media campaign | Print & electronic brochures  
Extremely appealing, effective interactive virtual tours | Custom website

Regular presence in widely-read regional and national gloss magazines  
Digital Marketing: Extensive online distribution with SothebysRealty.com, The Wall Street Journal, The New York Times.com, International Herald Tribune, New York Times, Great Homes, Zillow.com, Trulia.com, Washingtonpost.com, Yahoo! Real Estate, Google, Frontdoor.com, OpenHouse.com, AOL Real Estate, Smarter Agent, Homefinder, Enormo.com and Homes.com (subject to change).

### Global Reach

Sotheby's International Realty. The marketer of the world's most valuable and prestigious possessions.  
The International Herald Tribune (the global voice of the New York Times), The New York Times, The Robb Report Collection, Robb Report Vacation Homes and The Wall Street Journal

### Success & Results

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## RIDGEVIEW LANE Sebastopol, Sonoma County

### Panoramic Sonoma County Views

Enjoy breathtaking views from the ridges to the mountains in this thoughtful immaculate green home. Enter through the gated lane and curve down the winding circular drive to contemporary architecture offering touches of cedar shakes, horizontal siding and Glacier Creek stone.

Inside you will find a dramatic open great room with distant views, seventeen (±) foot vaulted ceilings, built-in bookcases, art recesses, a Bodart & Gonay fireplace, and gleaming polished stained concrete floors leading to the central outdoor living and entertaining terrace.

In the bright, open kitchen are flush mount alder cabinets, a Fisher & Paykel dual fuel double convection oven and double dishwasher drawers, built-in side by side stainless refrigerator and stainless undercounter wine refrigerator, a large central island with a prep sink, granite countertops and travertine accents.

The master suite offers wrap around views from French doors and eight foot windows and a cozy fireplace with a stone hearth and ledgestone surround. Master bath highlights include ten and a half foot ceilings, Grohe fixtures, soaking tub and a glassed walled walk in travertine shower.

Inviting outdoor living and entertaining spaces include the spacious travertine terrace (approximately 650 square feet), with multiple seating areas and a dining area, bordered by bluestone walls. Down the stone steps is the built-in outdoor kitchen with a wood fired pizza oven, barbeque and sink. Take in the forever views over the 'infinity' lawn...from Mt. St. Helena to Mount Taylor and beyond.

The yard space includes majestic oaks, maples, olive trees, madrone, fruit & citrus. A spacious three car garage is attached. See more at [www.6620ridgeview.com](http://www.6620ridgeview.com)

**Closed at \$1,875,000**  
**Represented Seller**



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## EXPERIENCE COUNTS

### Market Knowledge

Doug Bohling has been an award-winning and top-producing real estate agent for over 28 years. He has sold homes, acreage, resorts and wine country retreats throughout Sonoma County and the California North Coast. Doug has facilitated the sale of everything from minor subdivisions to historic hotels.

The mission is simple: provide the highest level of professional service with unfailing integrity and dedication to excellence. Your property will receive full service support by Sotheby's Client Care Specialists so Doug has more time for you.

### Experience & Presentation

Sotheby's International Realty and I are proud of the level of service we provide. In my nearly three decades of selling Sonoma County homes, I have developed a marketing philosophy and approach that will provide your home the attention and exposure it deserves. Whether your property is being purchased as a primary residence or second home, the potential buyer is likely from out of town or the region, if not the state or country.

The digital presentation of your property must be top notch and stand out from the rest. We need to give agents and qualified buyers every reason to schedule an appointment to see your property. Over the years, I have a solid track record of representing sellers and buyers, which gives me great insight and knowledge of the entire process from both angles. I know how to present your property to its greatest advantage and how to work with potential buyers and their representation.

### Cross Platform Digital Marketing

With my team of digital and media professionals and my association with Sotheby's International Realty, I am very proficient at the technological tools of marketing property. Your property will stand out and get noticed. I am the forefront of cross platform digital marketing with interactive virtual tours and HD video tours as a way to reach the increasingly large portion of the population (90%) who begins their search online. Whether your property is viewed on a smartphone, tablet or traditional computer, my media team and I will ensure you have a consistent, top-level presentation.

Components include: a virtual tour on a dedicated website, professional HD photography, a professional HD video tour, an extensive online distribution, a regional print media campaign, print and electronic brochures, and a direct mail campaign.

### Background

Doug is a consistent top sales associate with multiple sales and performance awards, spanning many years. He has achieved real estate's President's Circle award, Leading Edge Society and Honor Society honoring exemplary transaction levels recording a continuing level of yearly multi-million dollar sales. He followed a path designed to increase his efficiency by completing the County Properties Graduate Series which enhanced his ability to work with residential, investment, resort and retreat properties. He is most proud of his selection, by his peers, as Vice President in 2000 and then President in 2001 of BAREIS for the greater Western Sonoma County area.

Doug recently was awarded the SFR designation by the National Association of Realtors.

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## Hobbies & Sport

Hiking, running, golf, travel (most of the Western US, Florida Keys, Canada, the Caribbean, Australia and the Puget Sound), music, meteorology and things mechanical.

## Non-Profit

River's Cup Canoe Race  
Worth our Weight Culinary Apprentice Program  
Food For Thought  
Doctors Without Borders

## Passions

A fine Pinot Noir  
Health of friends  
A country drive  
A dive in the ocean  
Living in the wine country

## Little known facts

Doesn't cheat when no one's looking  
Thinks a job well done is important  
Actually likes "skim" milk

## References

Alan Gevins/Lita Sam-Vargas	415.837.1600
Ben Greenwell	707.869.1686
Alan Serkissian	707.887.1703
Stephanie Rosh	415.431.4663
Scott & Debbie Bertelsen	707.632.5631
Connie Sinclair	707.849.4240
Ben & Loren Fouts	707.494.0601
David Whalen	707.484.5206
Dr. Larry Hetrick	415.647.3648
Diane Gleeson	707.604.7225
Bert Drews	707-477-7359
Gina Follansbee	707.529.2374
Art Englebrecht	415.499.1392
AJ Rylaarsdam	707.695.8390
Sherry & Ron Lester	707.972.0211

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## BROOKSIDE LANE Russian River, Sonoma County

### Korbel Vineyard Views

Expansive westerly views over vineyards below and redwood dotted mountains beyond. The hard-to-find floor plan offers 3 master suites, 3.5 baths, a formal entry living room and spacious 'view' great room with kitchen, dining & living area. Enjoy views from every room with tall glass & celestial windows and a cozy gas fireplace for cool evenings. The 2 car garage is attached. Take in the sunsets from the back patio and count the stars from the hot tub. A great opportunity to own a turn-key vacation rental that is offered furnished.



The feeling is ridge top yet it's just a short walk to downtown activities, dining and river beaches. Just minutes to world class wineries (Russian River appellation). See more at [www.vine-views.com](http://www.vine-views.com)

**Offered at \$719,000**  
Represented Seller

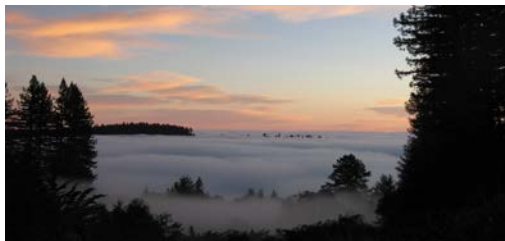


## WILLOW CREEK ROAD Occidental, Sonoma County

### Ocean Views Beyond Coastal Valleys

Serene, garden-like 1.64 acre setting in the hills above the village of Occidental in Western Sonoma County. The redwood-sided home offers 22' vaulted ceilings with burnt and brushed open beams, expansive glass, wainscoting, a charming office/study, woodstove, music room, flat stone fireplace hearth and stained glass 'sunrise/moonrise' peak windows. The upper level delights with a soaking tub, tall ceilings and a balcony/deck.

Outside you'll find a fenced garden, tiered Mahogany decking, and amazing variety of blocking beauty and organic vineyard views. A spectacular natural setting...



**Offered at \$699,000**  
Represented Seller

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## REPRESENTATIVE SALES

### Residential

6620 Ridgeview	Sebastopol	435 Chestnut	Sonoma
26520 Freezeout Road	Russian River	990 1st Street West	Sonoma
13880 Occidental Road	Sebastopol	16190 Laughlin Road	Russian River
22705 Sylvan Way	Russian River	20850 Highway 1	Jenner
401 Brush Street	Graton	19577 Crescent Avenue	Russian River
227 Belhaven Court	Santa Rosa	8101 Bohemian Highway	Sebastopol
269 MacGregor Lane	Sebastopol	1800 Adobe Canyon	Kenwood
9472 Ferguson Court	Sebastopol	1010 Freestone Ranch Road	Bodega
13350 Occidental Rd	Sebastopol	1004 Crest Drive	Santa Rosa
3631 Alta Vista Road	Santa Rosa	11644 Our Peak Road	Forestville
620 West K Street	Benicia	2097 Manzanita Ave	Santa Rosa
763 Hurlbut Avenue	Sebastopol	21458 Alpine Terrace	Russian River
14130 Brookside Lane	Russian River	17523 Summit Avenue	Guerneville
526 Poplar Way	Windsor	13885 Green Valley Road	Forestville
1801 Proctor Drive	Santa Rosa	19598 Redwood Drive	Russian River
12413 Elliot Lane	Sebastopol	14985 Coleman Valley	Occidental
111 Marigold Lane	Forestville	6540 Bloomfield Road	Petaluma
13853 Green Valley Rd	Sebastopol	1289 Summit Drive	Calistoga
315 Summer Rain	Windsor	225 McGregor Lane	Sebastopol
220 Nelson Way	Sebastopol	3330 Henry Lane	Santa Rosa
30 Ocean View Drive	Dillon Beach	2122 Blucher Valley Road	Sebastopol
485 Sausalito Blvd.	Sausalito	2915 Edison Street	Graton
6086 Donna Court	Rohnert Park		

### Commercial/Income

7602 Elphick Road (3 units)	Sebastopol	17571 Orchard Avenue (2 units)	Guerneville
20503 River Blvd. (2 units)	Monte Rio	The Rio Lodge	Russian River
Paradise Cove Resort	Armstrong Valley	The Inn at the Willows	Russian River
The Sonoma Hotel	Sonoma	The Glenelly Inn	Glen Ellen
The Rio Villa Beach Resort	Russian River	The Russian River Resort	Guerneville
The Mirabel Lodge	Forestville	Quiet Creek Inn	Idyllwild

### Acreage

0 Bodega Highway	Sebastopol	0 Green Valley Road (14 acres)	Sebastopol
0 Anderson Road (minor sub)	Forestville	1469 Woodacre Trail (3 parcels)	Santa Rosa
9900 Highway 116 (35 acres)	Forestville	0 Toyon Lane (105 acres)	Cloverdale
60 Sequoia Road	Cazadero		

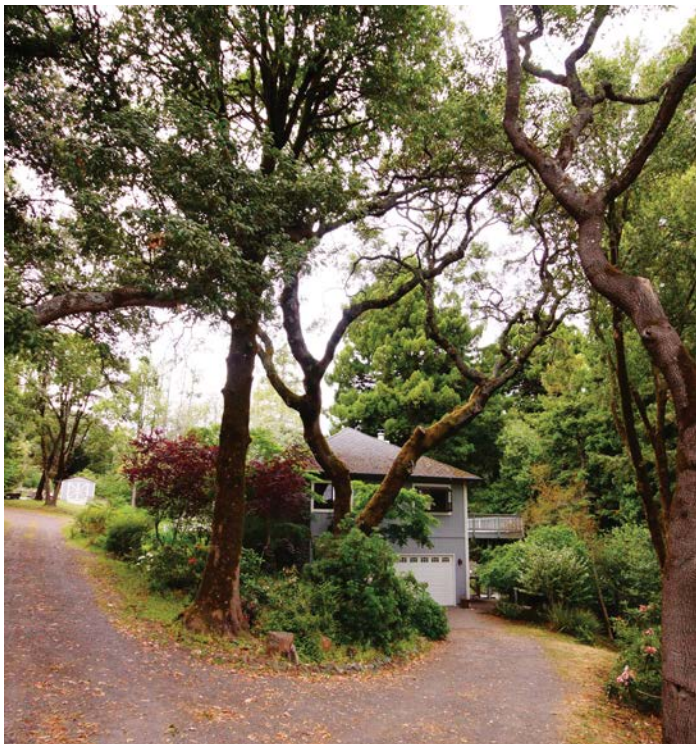
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## FREESTONE RANCH ROAD Bodega, Sonoma County

### Serenity & Privacy

Located close to the historic town of Freestone, this stunning 3BR/3BA home sits on approximately 3.9 acres with over 3,600 square feet of living space.

Custom built in 1990, this home offers a bright and open floor plan, formal living and dining rooms, spacious study/library and generous master suite. Large bonus room/gym w/ 3rd bath on lower level.

Serene wooded setting showcases majestic heritage oaks & open meadow with fruit tress.

Three Bedrooms | Three Baths | 3606 Square Feet  
3.9 Acres | Balcony with Vineyard Views | Two Car Garage

Closed at \$900,000  
Represented Buyer



## BOHEMIAN HIGHWAY Monte Rio, Sonoma County

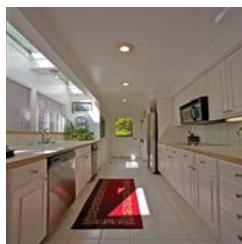
### On the banks of Dutch Bill Creek

A beautiful creek side setting w/ home and detached in-law on nearly an acre in W. Sonoma County. The home boasts walls of glass, vaulted ceilings, tiled kitchen w/ stainless appliances, FA heat, marble bath w/ sunken tub & patio door, skylights, cozy gas fireplace & premium water views.

Outside you'll enjoy wrap around decking, gazebo, hot tub & verdant landscaping amongst towering redwoods. The in-law offers its own street entrance & creek deck. Just minutes to the Russian River, the ocean and wineries.

Five Sliding Glass Doors | Nine Skylights  
Fortified Creekside Setting | Manicured Landscaping

Offered at \$619,000  
Represented Seller



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## CLIENT TESTIMONIALS

"We were extremely pleased with the service we got from Doug. He was very patient with us and through his good advise he got us the house we wanted at a good price. We will certainly will refer other people to you in the future"

**Ben & Loren Fouts**

"I would have to say if I had to do it all again I wouldn't change anything. I was blessed with Doug for sure. He was my rock through this whole thing. You are the most professional group I have come across and I will refer you anytime I can."

**Gina Follansbee**

"We appreciated Doug's friendliness and also his professional (but not stuffy) manner. He was very much on top of things during the whole transaction. We would recommend him to others if the opportunity arises."

**Maury Dance**

"Doug has been the most courteous, efficient and knowledgeable sales person I have ever been associated with. He is the best and most concerned."

**Alain Serkissian, The Mirabel Lodge**

"Working with Doug was a pleasure! He kept us informed of all changes and updates on our real estate transaction in a timely fashion. He went out of his way to assist us throughout the entire process. Without his excellent negotiation skills, attention to detail and follow up abilities, we would not have been successful in purchasing the property. We are looking forward to working with Doug again on future real estate transactions. He will be highly recommended to our friends."

**Scott Bertelsen & Debbie Christianson**

"I appreciate so much how you worked with patiently, professionally and with heart. I am so excited. Thank you so very much."

**A.J. Rylaarsdam**

"We heard from friends about Doug's knowledge and I liked his marketing advice and reach (electronically. Doug went out of his way to get the sale and keep it moving along—lots of extra effort on our behalf. Much appreciated and effective."

**Sue Merriless & Ken Harootunian**

"He is a super, highly-motivated, proactive, intelligent & up-front agent. We were totally impressed. Please thank him for us."

**Ernest Sanchez, Richard Pitto**

"I was so fortunate to find an agent who intuitively understood what I was looking for and never condescended, given my naiveté about real estate...you are worth much more than 3%!"

**Denise Dowling**

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"Doug is absolutely great! I always felt as though he was looking after my best interests. I actually spent more than I had intended to because he found me such a great house."

**Toni Kiely**

"Doug Bohling took care of everything for us, he was efficient, prompt, courteous and a pleasure to do business with. We would recommend him to anyone looking for a good Real Estate agent."

**Donald & Wanda Warnecke**

"Doug goes the extra mile to handle all aspects of selling the property. A special thanks to Doug for all his hard work."

**Anna Cilley**

"I needed a third opinion. While driving down Main Street I saw your office and stopped. Doug dropped everything and came out to the house and gave me a price. I felt the price was the closest to market value than the others I'd received. One was too high and the other too low. I really enjoyed working with Doug. There were minor problems that Doug dealt very well with. I would recommend Doug to anyone."

**Nora Davis & Timothy Healy**

"He sold me the property in '94. He is very knowledgeable and experienced. I trust him to be fair and honest."

**David Sharp**

"Doug is a great person to work with. He spent a lot of time with me and researching properties. He went above and beyond his responsibilities."

**Joan Hepperly**

"Personal recommendation of good friends. We understood Mr. Doug Bohling knew the market well. Please add another vote of confidence from much satisfied customers for Mr. Bohling's performance."

**Daniel Donahue**

"Thoroughly enjoyed all dealings with Doug and with everyone else at the office. Will definitely recommend Doug to others."

**Barbara Mercer**

"Doug did a real good job, we are very pleased with all he did."

**Lawrence Pooler**

"Doug was great and really helpful through the whole process of buying our house!"

**Kenneth Esposto, Jennifer Northridge & Mary Jane Craig**

"Doug Bohling was outstanding! He helped beyond expectations."

**Howard Gelberd**

"I chose Doug because he sold me the home four years ago. Doug is very professional and handles problems for his clients."

**Richard Myerson/Zephyr Realty San Francisco**

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## WESTSIDE ROAD Healdsburg, Sonoma County

### Homes & Land Cover Home

A stunning, modern interpretation of sophisticated country living. Situated in the heart of Sonoma County's wine region, this two bedroom, two and a half bath retreat features over 4000 square feet with craftsman's touches of wood, beams, slate, glass and stone. A huge great room and separate conservatory off a flowing floor plan for entertaining and gatherings. The 9 acre parcel includes rooms for vines and a barn/workshop with a dynamic self contained artist lost.

Nine Acres | Two Bedrooms | Two 1/2 Baths  
4000 Square Feet | Barn/Workshop with Artist Loft  
Room for Vines | Chef's Kitchen

Offered at \$2,250,000  
Represented Seller



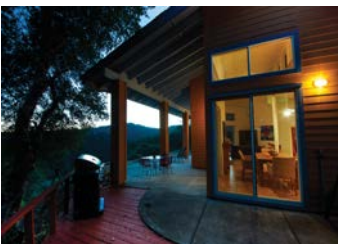
## SOLARIDGE ROAD Russian River, Sonoma County

### Majestic River Valley Views

Enjoy panoramic southwest facing Russian River Valley views from this ridge-top contemporary in western Sonoma County. The open, flowing interior offers large view & celestial windows, multiple sliding glass doors, maple flooring and expansive vaulted ceilings in a 1,931 square foot floor plan. With the private gated road access, you'll feel miles away yet you're just a few minutes to Russian River beaches, restaurants, resorts and world class wineries.

6.36± Acres | One Bedroom | Two Baths  
1931 Square Feet | Guestroom or Den | Office  
Tree Studded Acreage | Madrone, Oaks & Redwoods

Offered at \$799,000  
Representing Seller



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