

WELCOME TO THE

NEW RIVER VALLEY



Rayne Stenger (540) 641.4006 rayne.stenger@gmail.com

Sam Albimino (540) 315.0985 sam.albimino@gmail.com Anne-Collins Albimino (540) 239.3246 ac.albimino@gmail.com Alice Cook (540) 998.1084 alice.cook@gmail.com



Contact me today!



R. Scott Wimmer NMLSR ID: 455104 Branch Manager

Prosperity Home Mortgage, LLC 3601 Holiday Lane Blacksburg, VA 24060 Office: 540-552-0171 Cell: 540-449-5485 scott.wimmer@phmloans.com

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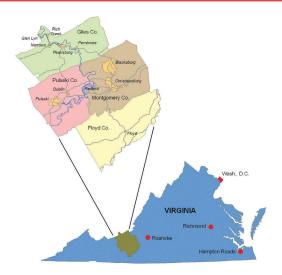
- Our loans are processed, underwritten and closed locally, which helps ensure efficient and seamless transactions.
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Welcome

to the

Area!

The New River Valley,

home of the nation's oldest river - The New River, is located in the heart of Southwest Virginia with the Blue Ridge Mountains to the south and the Appalachian Mountains to the north and consists of Floyd, Giles, Montgomery and Pulaski Counties and the City of Radford. The picturesque setting serves as the perfect backdrop for an area rich in heritage with many historical and cultural attractions and abundant educational and business opportunities.

The New River Valley is proud to include stops along The Crooked Road: Virginia's Heritage Music Trail which focuses on the area's unique musical heritage; specifically old-time, folk and bluegrass. In addition the valley is also part of 'Round the Mountain': Southwest Virginia's Artisan Network which focuses on craft and agritourism in the area.

Home to 3 institutions of higher learning, the New River Valley offers excellent opportunity for advancement. New River Community College, located in Pulaski and Montgomery Counties, plays a major part in training and retraining the local job force. Radford University, in the City of Radford, offers competitive programs in business, nursing, communication and education, as well as others. Virginia Tech has the largest number of degree offerings, the second highest enrollment in Virginia and is nationally competitive in many fields, including engineering. The local school systems, businesses and industries benefit from having these 3 higher learning facilities in our community.

Not only does the New River Valley support education, tourism and embrace its local history and heritage; it also offers business and industry opportunities. Being a day's drive to approximately three-quarters of the nations major markets, the location is very attractive to industry and trade. The valley also offers support to promote business growth through facilities like Virginia Tech Corporate Research Center, New River Valley Competitiveness Center, The Jacksonville Center, and Radford University Business Assistance Center.

These are just a few of the many compelling reasons to make the New River Valley your home. You have found what Virginia's New River Valley 2010 Regional Date Book describes as a "A Great Future In The Right Place."

AGAIN, WE EXTEND A WARM WELCOME TO THE NEW RIVER VALLEY!

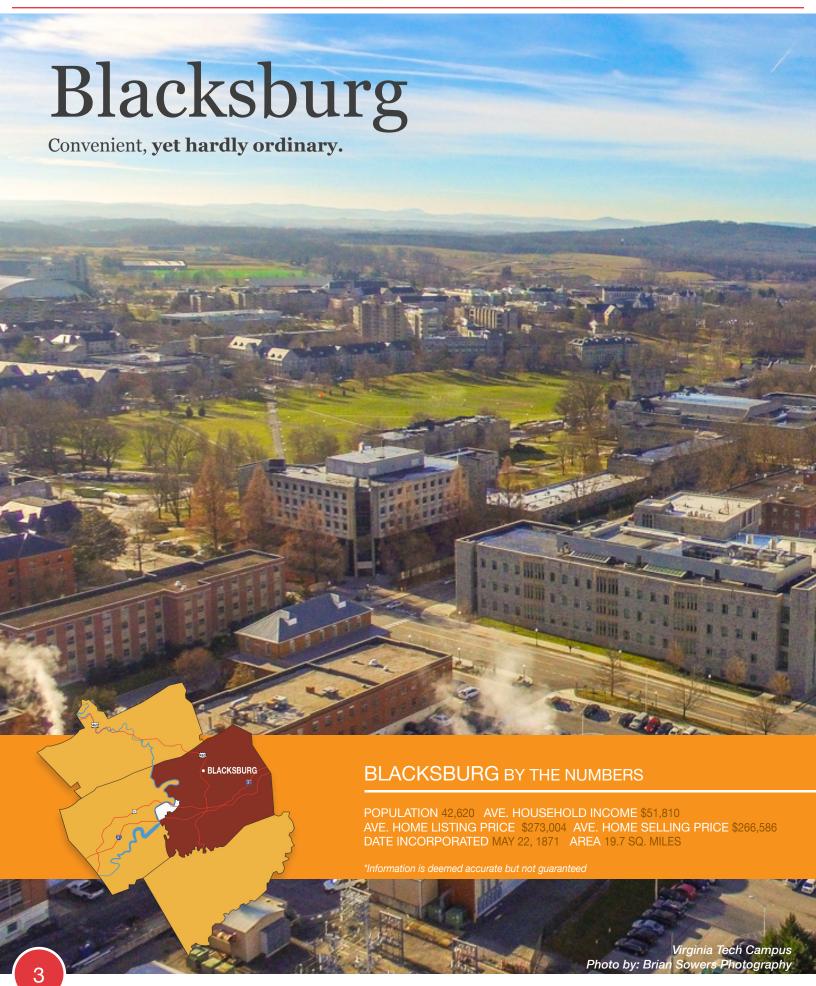
About Us

Our Company: Long & Foster Real Estate, Inc. is the largest independent residential real estate company in the United States and the #1 real estate company in the Mid-Atlantic region. We pride ourselves on our Integrity, Innovation, Honesty, and Customer Serivce; 4 key components of our mission statement. Our goal is to bring our clients the total home ownership experience. That means providing services that go beyond the exchange of real estate. We can help with your mortgage, title, and insurance needs.

Our Affiliates: From contract to close we can offer "All Under One Roof" service because Long & Foster Real Estate, Inc, is part of The Long & Foster Companies, which also includes Prosperity Home Mortgage, LLC, Long & Foster Insurance and Long & Foster Settlement Services. We also provide relocation services. When it comes to maintenance, repairs and upgrades to your home, we know people. Our partnerships with some of the region's top service providers make us a convenient, single stop when you're ready to get work done on your home.

Long & Foster Real Estate is the exclusive affiliate for Christie's International Real Estate throughout select parts of the Mid-Atlantic and Northeast, and it is a founding affiliate of Leading Real Estate Companies of the World, a prestigious global network of real estate professionals that includes the Luxury Portfolio International division.

Our Office: With a bricks and mortar location in Blacksburg, we have well-trained and experienced agents to assist you with buying, selling or renting property throughout the entire New River Valley and surrounding area. Our agents never stop learning. They attend training to best serve our clients in changing markets.





Blacksburg, Virginia

is a university town nestled on a plateau between the Blue Ridge and Allegheny mountains. With a population of approximately 43,000, it's Virginia's largest town. Established in 1798, Blacksburg celebrates and preserves its past while building upon that base to form a dynamic, diverse and progressive community.

At the core of Blacksburg's vibrant and engaging downtown is Virginia's largest land-grant university, Virginia Tech. Blacksburg is a place where you can live and consider it a compliment to be called a Hokie.

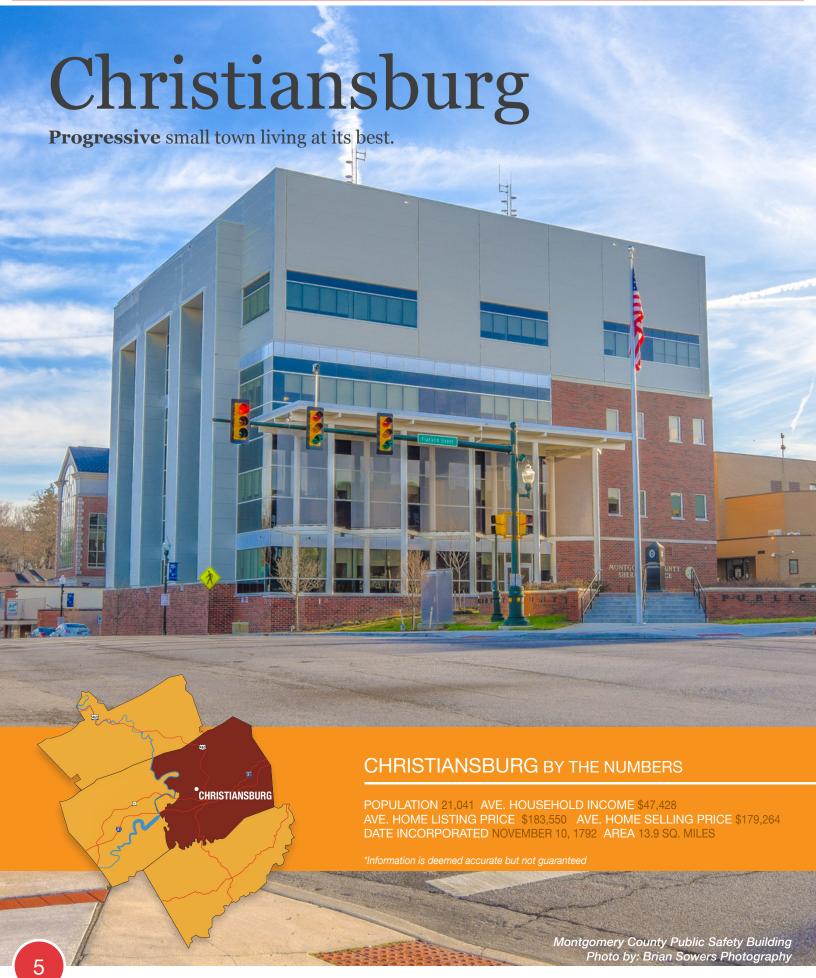
With hundreds of unique retail and dining establishments, numerous art galleries, performance halls, museums and lush green parks, it's easy to see the allure of Blacksburg.

Downtown, you'll find wide brick sidewalks that line the streets flanked on each side by Victorian street lamps, hanging flower baskets, and park benches. In the fall, you'll hear the rustle of the trees, feel the cool mountain air on your face and enjoy a cup of locally brewed coffee as Blacksburg comes alive for game day or an afternoon at the Farmers Market.

Blacksburg is known as a Creative Village because of its commitment to the arts and its reputation as a robust technology town. With a world-class university and its Corporate Research Center, visionary entrepreneurs and an innovative workforce, Blacksburg is quickly gaining an international reputation as a high-tech hot spot.

Recently, Blacksburg was named the number one place to retire by Where to Retire Magazine.







Christiansburg, Virginia

Incorporated in 1792, Christiansburg is the fourth largest town in the Commonwealth, home to approximately 21,000 residents and serves as the county seat. The Blue Ridge Mountains provides a scenic backdrop for our corner of Southwest Virginia.

Christiansburg is ideally situated just off I-81 with quick access to Virginia Tech, Radford University and New River Community College. This central location makes it easy to explore all the New River Valley has to offer, right in our backyard!

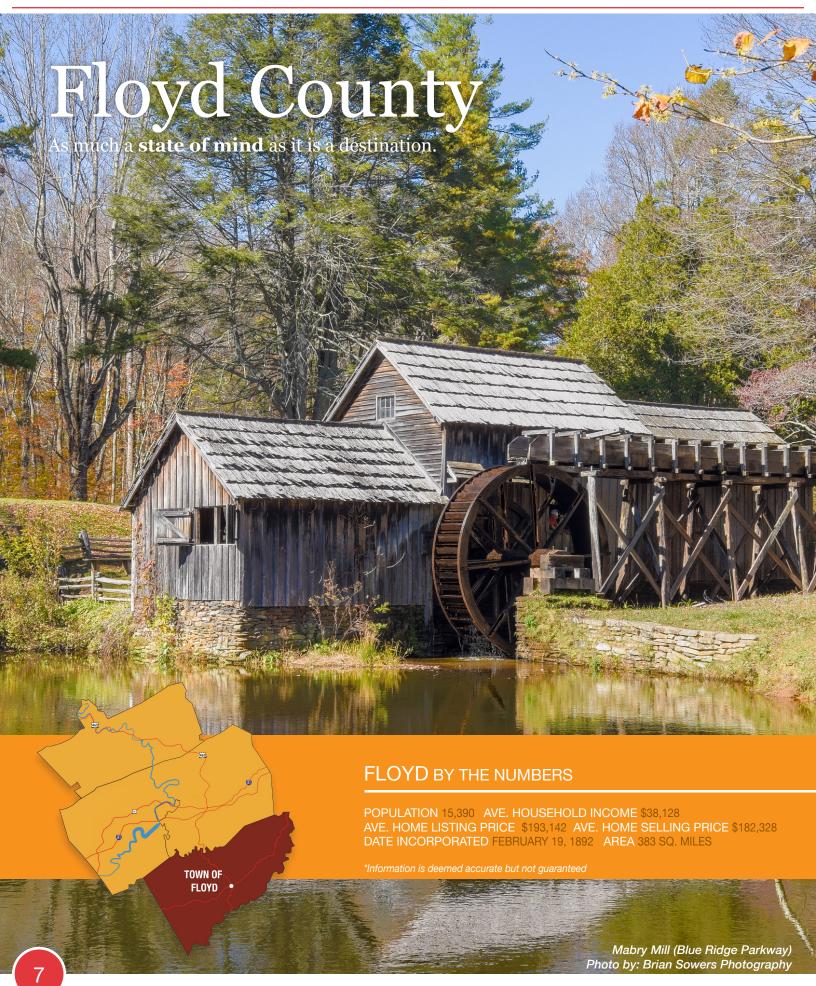
Christiansburg is considered the retail hub of the New River Valley, with shopping and dining for all tastes. Visit the New River Valley Mall or Spradlin Shopping Center to find brand name products, but don't forget to venture off the beaten path to our historic Downtown and Cambria districts for one-of-a-kind finds and local eats. The Wilderness Trail, now present day US Route 11, also runs through the heart of our downtown.

Recreation is a large part of Christiansburg's identity. We hope you find time to enjoy our recreation center and neighborhood parks, or take a walk along the Huckleberry Trail, which connects Christiansburg to neighboring Blacksburg. Our stateof-the-art aquatic center has both recreational and competitive offerings, including a leisure pool with a triple loop slide for both the young and young at heart, therapy pool, as well as a 50-meter competition pool for lap swims. The aquatic center holds many swim meets throughout the year and is the 'home' of the Virginia Tech

Hokies Swimming & Diving teams. In the summer and fall, the Harkrader Sports Complex hosts numerous baseball tournaments, including the Dixie World Series and USSSA World Series. These sporting events bring competitors and their families from all over the East Coast.

Despite our continuing growth, Christiansburg still possesses a small town vibe and neighborly spirit that makes it a welcoming place for you and your family.







Floyd County, Virginia

Floyd County has a land area of 383 square miles and is located in the Blue Ridge province of the southwest part of Virginia. The county seat, the town of Floyd, is 40 miles southwest of Roanoke on US 221. Buffalo Mountain, at 3,971 feet, is the highest point in the county.

Situated atop a high plateau of the Blue Ridge Mountains, which divides the eastward flowing from the westward flowing waters. It is said that no water flows into Floyd County. The county is drained primarily by Little River and its tributaries, which flow into the New River below the Claytor Lake Dam and, in turn, by way of the Kanawha, the Ohio and the Mississippi, into the Gulf of Mexico.

Throughout the 19th and 20th centuries, the local economy was

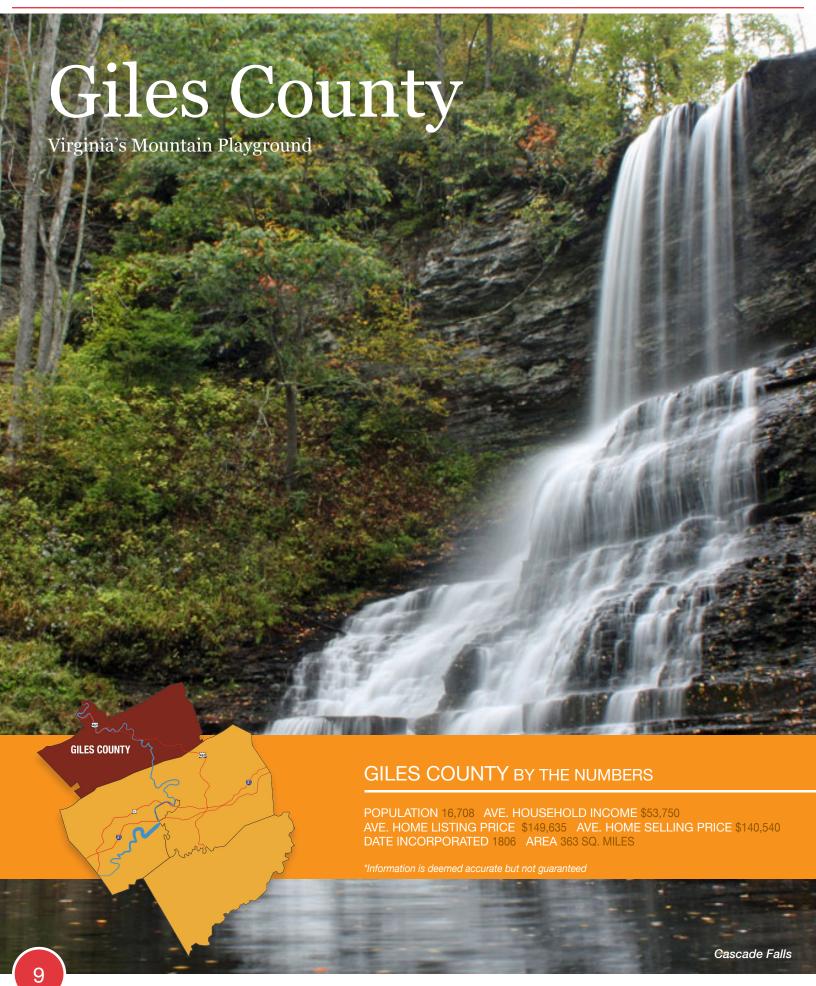
dominated by agriculture. Textile manufacturing rose and fell during this time. The construction of the Blue Ridge Parkway during the Great Depression brought some needed work to the County, and more importantly created a linear park and access way to introduce travelers to the arts, crafts and music of Floyd County.

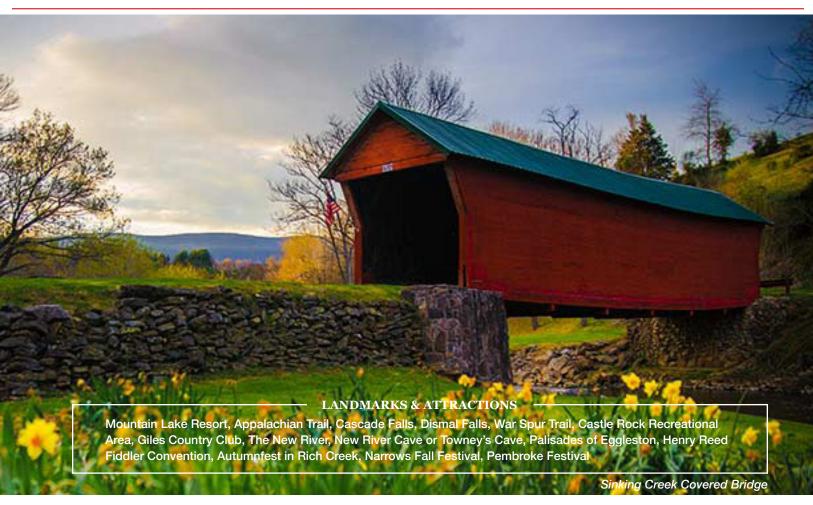
Mabry Mill, located in Floyd County, is one of the most visited and photographed sites along the 469-mile length of the Blue Ridge Parkway. The Rocky Knob recreation area along the Parkway also features hiking, camping and panoramic views.

By the 1970's, Floyd County was "discovered" by the back-to-thelanders seeking rural refuge. Many of the new residents were artists or artisans. In Floyd County, they found a land of natural beauty, a unique geography with all waters flowing out, rich hand-craft and music traditions, and open opportunities for creative, rural living. These same assets and the culture of creativity now attract many travelers to Floyd, which has seen a dramatic increase in tourism.

Thanks in part to the natural, cultural and technological amenities, the population of Floyd County in 2000 was up 16% over 1990, to 13,872 people. Floyd County is served by an advanced and scalable (underground) 200 Gbps open-access fiber network giving amazing and affordable access to the world.

From the 1700's to now, as Americans still seek their own piece of ground, a better way of life, and a safe place to be, they continue to re-discover Floyd County.



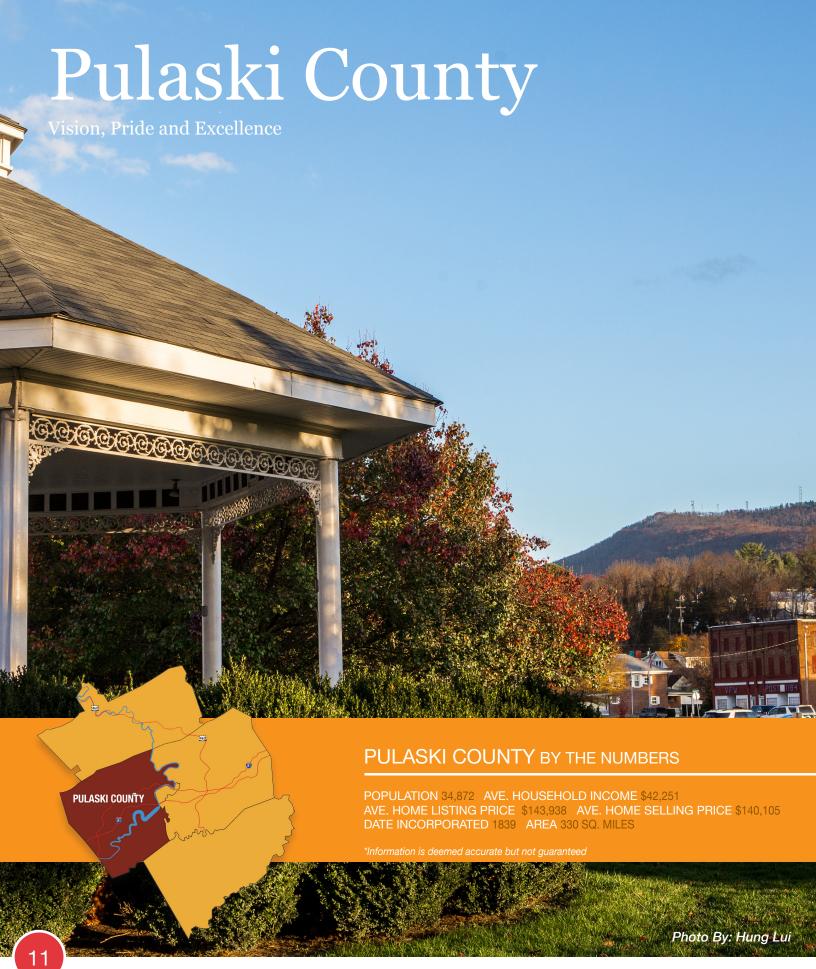


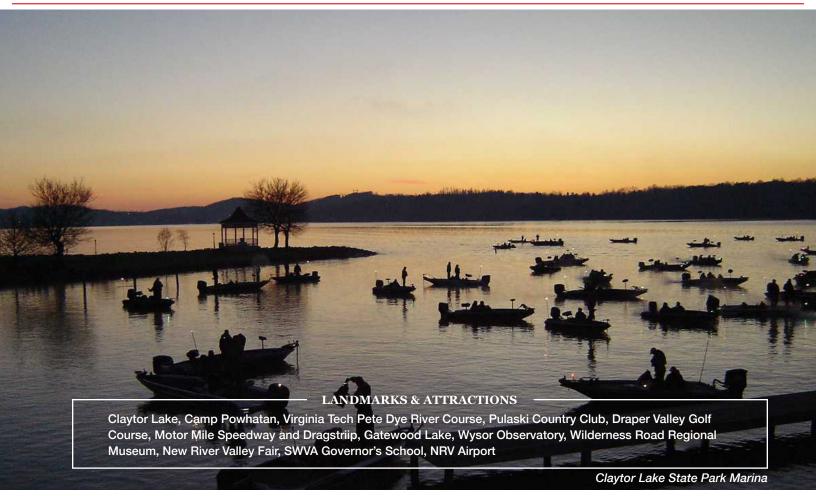
Giles County, Virginia

Giles County is a beautiful, 363 square mile region in the Appalachian Mountains western Virginia. Chartered in 1806, Giles County was formed from parts of Montgomery, Tazwell, and Monroe Counties. National forests, country roads, rivers and streams, mountains, valleys and charming small towns offer some of the nation's best in family and rural lifestyles, job and entrepreneurial opportunities and wonderful outdoor recreation. To lifetime locals, transplants from all over and visitors alike, Giles (most residents drop the County word) is a slice of heaven on earth.

More than 90 square miles of the Jefferson National Forest, 52 miles of the famous Appalachian Trail, and 37 miles of the stunning New River provide a wide range of adventure. From soft activities for the walker, birdwatcher, camper and geocache explorer to exhilarating escapades like whitewater rafting, challenging mountain biking and hiking that ranges from strolling to strenuous, Giles County is the perfect place to relax or challenge your limits - or both.







Pulaski County, Virginia

Vision, Pride and Excellence – These three words are the centerpiece of the Pulaski County seal. They also define the past, present and future of this community. Pulaski County has much to be proud of today, most notably is its geographic location west of the eastern continental divide and nestled on top of the plateau through which the New River flows on its way north to the New River Gorge in West Virginia.

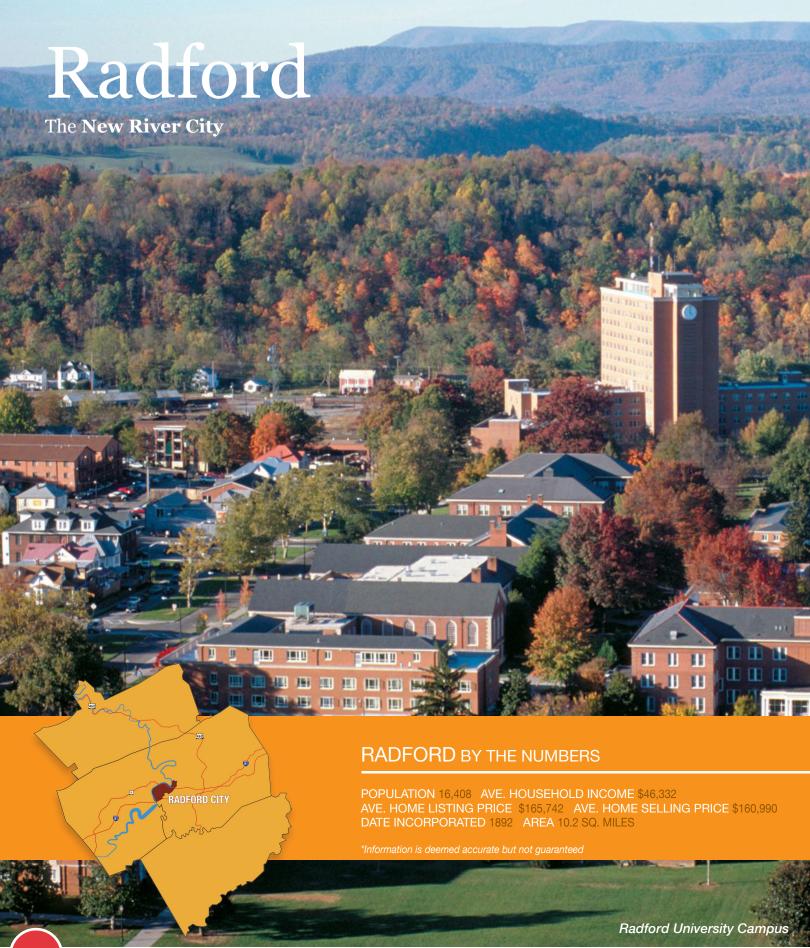
Pulaski County is home to a number of regional facilities and several outstanding attractions. The essence of this community can be captured by highlighting a few hidden gems where common things are being done uncommonly well. A defining feature of Pulaski County, Claytor Lake was created by Appalachian

Power Company in 1939, after the construction of Claytor Dam. Its 100 miles of shoreline include gentle pastures, dramatic cliffs and many hidden coves ideal for summertime boat picnics and "jump-overboard" swimming. The shores of Claytor Lake host two of Virginia's most visited state parks. Claytor Lake State Park provides camping, hiking, boat rentals, rental cabins and conference room space, while the New River Trail State Park provides outstanding opportunities for horseback riding, hiking and bicycling. Located to the south of Claytor Lake is the 16,000 acre Boy Scout reservation (the largest east of the Mississippi). Second nationwide in size only to the Philmont reservation in New Mexico.

In addition to these recreational amenities, excellence can also be

applied to support for business locations in Pulaski County. With three of Virginia's Enterprise Zones, federal designation as a HUB Zone, and an activated Foreign Trade Zone, business incentives are readily available.







Radford, Virginia

is located 30 miles southwest of Roanoke in southwestern Virginia. Nestled in the heart of the Blue Ridge Mountains, Radford, Virginia, affords residents and visitors an abundance of outdoor recreation such as hiking, mountain biking, canoeing, golfing, and fishing. Radford is known for both Radford University and its proximity to the ancient New River. Radford, Virginia, is one part of a tricity that includes Blacksburg, home of Virginia Tech, and Christiansburg. A mix of tranquil rural settings and university-style amenities, many Radford neighborhoods offer views of both the New River and Blue Ridge Mountains. The town is accessible by Interstate-81 in the south and Virginia Route 11 in the north. Radford Transit offers \$1 fares to the general public and free transport to seniors, children

12 and under, and Radford University students and staff.

A Magnet for Outdoor Enthusiasts

Radford, VA, is situated on all sides by mountains and rivers, meaning numerous opportunities for hiking, kayaking, canoeing, cycling, and camping exist. Within approximately 20 miles, hikers and cyclists from all fitness levels can access multiple trails, including trailheads leading to the Appalachian Trail and the Jefferson National Forest.

Radford, Virginia, is home to 14 beautiful parks, including the popular Bisset Park. This park offers over 100 acres of green spaces, including playgrounds, soccer and football fields, tennis courts, and picnic accommodations. Additionally, visitors to the park have access to

the Riverway Trail, a 3.5-mile paved trail designed and reserved for walkers and joggers. Those living in Radford without their own outdoor equipment can take advantage of locally owned outfitters, where canoes, kayaks, and inner tubes are rented for a day of fun on the gentle currents of the New River.



SCHOOLS

UNIVERSITIES / COLLEGES

New River Community College - www.nr.edu ...(540) 674-3600

Radford Universtiy - www.radford.edu(540) 831-5000

Virginia Tech - www.vt.edu(540) 231-6000

K-12 PUBLIC SCHOOLS

Floyd County School Board - www.floyd.k12.va.us (540) 745-9400

Giles County School Board - sbo.gilesk12.org (540) 921-1421

Montgomery County School Board - www.mcps.org (540) 382-5100

Pulaski County School Board - www.pcva.us (540) 643-0200

Radford City School Board - <u>www.rcps.org</u> (540) 731-3647

PRIVATE SCHOOLS

$\textbf{Blacksburg Montessori - BLACKSBURG}(540) \ 953-1449$
Blacksburg New School - BLACKSBURG www.new-school.org(540) 552-6693
Dayspring Christian Academy - BLACKSBURG dayspringchristianacademy.org(540) 552-7777
Gateway Christian School - BLACKSBURG dayspringchristianacademy.org(540) 951-0681
Pathway Christian Academy - BLACKSBURG pathway-academy.com(540) 394-7300
St. John Neumann Academy - BLACKSBURG www.stjohnneumannacademy.org(540) 552-7562
Tall Oaks Montessori - BLACKSBURG talloaksmontessori.com
Jefferson Christian Academy - GILES jcachristianacademy.com(540) 626-5222
Blue Mountain School - FLOYD www.bluemountainschool.net(540) 745-4234







GOVERNMENT

LOCAL GOVERNMENTS

Town of Blacksburg (540) 961-1130 300 South Main St. Blacksburg, VA 24060 www.blacksburg.va.us

Town of Christiansburg (540) 382-6128 100 E. Main St. Christiansburg, VA 24073 www.christiansburg.org

Town of Dublin (540) 674-4798 101 Dublin Park Rd. Dublin, VA 24084 <u>www.dublintown.org</u>

Floyd County (540) 745-9300 Floyd County Administration Building 120 West Oxford St. P.O. Box 218, Floyd, VA 24093 www.floydcova.org/government

Town of Glyn Lyn (540) 726-7075 205 Houston Ln. Glen Lyn, VA 24093 www.glenlyn.org Giles County (540) 921-2525 Giles County Administration 315 North Main St. Pearisburg, VA 24134 gilescounty.org/administration.html

Montgomery County (540) 961-1130 Montgomery Co. Government Center 755 Roanoke St. Christiansburg, VA 24073 www.montgomerycountyva.gov

Town of Narrows (540) 726-2423 131 Center St. Narrows, VA 24124 www.townofnarrows.org

Town of Pearisburg (540) 921-0340 112 Tazwell St. Pearisburg, VA 24134 www.pearisburg.org

Town of Pembroke (540) 626-7191 500 Snidow St. Pembroke, VA 24136 <u>www.pembrokeva.org</u> Pulaski County (540) 980-7705 Pulaski County Administration 143 3rd St. NW Pulaski, VA 24301 www.pulaskicounty.org

Town of Pulaski (540) 994-8696 42 1st St. NW Pulaski, VA 24301 www.pulaskitown.org

City of Radford (540) 731-3603 10 Robertson St. Radford, VA 24141 www.radford.va.us

Town of Rich Creek (540) 726-3260 140 North & Spruce St. Rich Creek, VA 24147 www.richcreek.org/townadministration.html

SHERIFF / DMV

SHERIFF & POLICE STATIONS (NON EMERGENCY)

Town of Blacksburg (8 200 Clay St. SW Blacksburg, VA 24060	540)	961-1150
Town of Christiansburg	540)	382-3131
Town of Dublin (! 101 Dublin Park Rd. Dublin, VA 24084	540)	674-5167
Floyd County	5 40) 91	745-9334
Giles County	540)	921-3842
Town of Glen Lyn	540)	726-2188
Montgomery County	5 40) 060	382-6904
Town of Narrows	540)	726-7985

Town of Pearisburg	. (540) 921-0340
Town of Pembroke500 Snidow St. Pembroke, VA 24136	. (540) 626-7965
Pulaski County	. (540) 980-7800
86 East Main St. Pulaski, VA 24301 Town of Pulaski	. (540) 994-8680
42 1st St. NW Pulaski, VA 24301	(,
City of Radford (Sheriff)619 2nd St. Radford, VA 24141	. (540) 731-3688
City of Radford (Police)20 Robertson St. Radford, VA 24141	(540) 731-3624
Town of Rich Creek Rich Creek, VA 24147	(540) 726-3643

DEPARTMENT OF MOTOR VEHICLES

(804) 497-7100 | www.dmv.state.va.us Hours of Operation: 385 Arbor Dr. Christiansburg, VA 24073 1901 Bobwhite Blvd. Pulaski, VA 24301

100 Mary St. Narrows, VA 24121

Monday - Friday: 9:00am - 5:00pm Saturday: 8:00am - 12:00pm

DMV Select (804) 497-7100 619 Second St. Radford, VA 24141

Hours of Operation: Monday - Friday: 8:30am - 5:00pm







ELECTRICAL SERVICES

American Electric Power (AEP) 1-800-956-4237 Providing service for the entire New River Valley Radford Electric Power (540) 731-3641 Providing service for residents in the City of Radford Virginia Tech Electric Service (540) 231-6437 Providing service for parts of Blacksburg

NATURAL GAS. PROPANE & OIL

Atmos Energy 1-888-824-3434 Bell Oil Company (540) 381-1023 Columbia Gas of Virginia 1-800-543-8911 Clark Gas & Oil (540) 745-2323 Tickle Oil & Propane (540) 626-6000 Valley Propane (540) 382-8393

WATER, SEWER, & GARBAGE

Blacksburg (540) 961-1119 Christiansburg (540) 382-9519 Floyd County PSA(540) 745-2169 Giles County PSA (540) 921-2525 Montgomery County PSA (540) 381-1997 Pulaski County PSA (540) 674-8720 City of Radford (540) 731-3602

CABLE, SATELLITE, & INTERNET

Allpoints Broadband -(540) 953-0283 Citizens - (540) 745-2111 Comcast - 1-866-928-9135 DirecTV - 1-800-783-1371 Dish Network - 1-800-333-3474 Earthlink - 1-800-933-2810

Giles-Craig Communications -(540) 544-2288

NTELOS - 1-800-262-2200 PemTel - (540) 626-7111 Shentel - 1-877-743-8538 Verizon - 1-877-727-6844

TELEPHONE SERVICES

AT&T - 1-800-222-0300 Verizon - (540) 954-6222 Citizens (Floyd) - (540) 745-2111 PemTel (Giles) - (540) 626-7111

Shentel - (877) 743-8538

There is always lots to do in the New River Valley.

Here are links to some of the best resources:



ATTRACTIONS

Floyd Country Store

Home of Friday Night Jamboree www.floydecountrystore.com (540) 745-4563

Mabry's Mill - Blue Ridge Parkway Attraction www.maybrymillrestaurant.com

Claytor Lake State Park

www.dcr.virginia.gov/state_parks/cla.shtml (540)643-2500

New River Trail

www.dcr.virginia.gov/state parks/new.shtml (276) 699-6778

Calfee Park

Home of the Pulaski Yankees(minor league baseball) www.pulaski.town/community/calfee-park/ (540) 994-8624

Motor Mile Speedway & Dragstrip

www.motormilespeedway.com (540) 639-1700

Cascade Falls

www.gilescounty.org/cascades.html (540) 552-4641

Glencoe Museum

www.glencomuseum.org (540) 731-5031

Christiansburg Aquatic Center

www.christiansburg.org/aquatics (540) 381-7665

Randolph Park - Athletic fields, water park & more www.randolphpark.org (540) 674-1513

Winter Frost Farm - Trail rides on horseback (540) 320-1697

Smithfield Plantation

www.smithfieldplantation.org (540) 231-3947

Montgomery Museum & Lewis Miller Regional Art Center www.montgomerymuseum.org (540) 382-5644

EVENTS

Floydfest- World Music Festival

www.floydfest.com (888)-VA-FESTS

Black Dog Wine & Music Festivals - Chateau Morrisette thedogs.com/events/calendar-of-events.html (540) 593.2865

Claytor Lake Festival

www.roundthemountain.org/events/claytor-lake-festival-0l (540) 980-7363

New River Fair

nrvfair.com (540) 674-1548

Radford Highlanders Festival

www.radford.edu/content/festival/home.html (540) 831-6255

Sinkland Farms Pumpkin Festival

www.sinklandfarms.com/pumpkinfestival.html (540) 382-4640

Henry Reed Memorial Fiddlers Convention

www.wnrvbluegrassradio.com/henryreed-festival.html email - adivia@wvva.net

Steppin' Out -Music, Arts & More

www.blacksburgsteppinout.com/ (540) 951-0454

Oktoberfest at Harvest at Mountain Lake

www.mountainlakehotel.com (540) 626-7121

Christiansburg Kiwanis Wilderness Trail Festival www.wildernesstrailfestival.com/ (540) 392-3867

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Property Manager (540) 552-2657

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Giving Back to the Community











Since its founding in 1968, The Long & Foster Companies has focused on giving back to the communities in which its agents and employees live and work. It's a commitment that founder Wes Foster made long ago and that the company continues to this day. He wanted to build a company that did more than just help people buy and sell homes - he wanted to help them achieve the American Dream and to build thriving communities for their families, friends and neighbors. That philosophy of giving back has become an integral part of Long & Foster's culture, and its real estate agents and employees alike appreciate and look forward to the various philanthropic events the company plans each year.



"It has been my pleasure to tell you about our beautiful valley.

If you have any questions, please call me or one of my team members.

We are be happy to assist you!"

- Anne-Collins Albimino

