

Epique Realty

Fall 2026 Edition

NORFOLK

The Hampton Roads City
Guide Collection

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A Letter from Tiffany

Your insider's introduction to Norfolk

KNOW BEFORE YOU GO

The history, flavor and fun facts that make Norfolk feel familiar before you ever arrive.

LIVE LIKE A LOCAL

Where to eat, explore and celebrate, plus the roads and commutes that shape daily life.

MOVE WITH A PLAN

Housing styles, market insight and a Realtor who turns "someday" into a clear next step.



Whether you're moving across the country, across the water, or simply across town, finding the right place is about more than square footage. It's where you'll grab your morning coffee, how you'll spend your Saturdays, and who you'll call neighbors.

I created this guide to share the Norfolk I know: the history, the flavor, the open spaces, and the practical details that make a move feel like coming home. When you're ready to see it for yourself, I'd love to show you around.

— Tiffany Mosby

Inside This Guide

Your map to living well in Norfolk



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HOW TO USE THIS GUIDE

Every teal or gold button is clickable. Search homes, check your home's value, or book time with me in one tap.

Norfolk at a Glance

Harbor city, Navy town, arts hub



FOUNDED 1682, and a city since 1845
SIZE About 96 square miles, 53 of them land
POPULATION About 231,000 (2025 U.S. Census Bureau estimate)
WATERFRONT Chesapeake Bay, Elizabeth River, Lafayette River and Willoughby Bay

Norfolk is where a working harbor meets historic neighborhoods, free museums and 7.3 miles of Chesapeake Bay shoreline. You'll find Victorian homes in Ghent, a waterfront skyline Downtown and bayfront cottages in Ocean View, all within one compact city.

TIFFANY'S TIP

Downtown, Ghent, Ocean View and the neighborhoods near the Naval Station can feel like different towns. Tell me how you want to live and I'll match you to the right part of the city.

BOOK A CALL WITH TIFFANY →

Centuries on the Harbor

From colonial seaport to Navy town

1682 Norfolk is established as a colonial seaport where the Elizabeth River meets the Chesapeake Bay.

1736 King George II grants Norfolk a royal charter as a borough.

1739 The Borough Church, today's St. Paul's Episcopal, is completed.

1776 British bombardment and fires destroy most of the town. Only St. Paul's walls survive.

1845 Norfolk is incorporated as a city.

1907 The Jamestown Exposition is held at Sewell's Point.

1917 Naval Station Norfolk is founded on the old exposition grounds.

1964 General Douglas MacArthur is laid to rest in Norfolk's former City Hall, now the MacArthur Memorial.

2011 The Tide opens as Virginia's first light rail line.



Did You Know?

Fun facts to share at your first neighborhood cookout



Naval Station Norfolk is the world's largest naval station, with about 75 ships alongside 14 piers. It sits on the grounds of the 1907 Jamestown Exposition.

A British cannonball from the 1776 bombardment is still set into the wall of St. Paul's Episcopal Church downtown.

Abe Doumar helped launch the ice cream cone at the 1904 World's Fair. His family's Doumar's has served cones on Monticello Avenue since 1934.

Norfolk Botanical Garden began in 1938, cleared and planted by more than 200 African American women and 20 men through a WPA grant.

LOCAL TIP

The Chrysler Museum of Art is always free, with free parking. Time your visit for noon, Tuesday through Sunday, to catch a free glassmaking demo in the Perry Glass Studio.

PLAN A NORFOLK TOUR DAY →

A Perfect Norfolk Day

Sunrise to nightcap, the local way



MORNING

Coffee at Elliot's Fair Grounds in Ghent, then a stroll past The Hague and Stockley Gardens.

AFTERNOON

Board the Battleship Wisconsin at Nauticus, then walk the downtown waterfront on the Elizabeth River Trail.

MIDDAY

The free Chrysler Museum of Art and its noon glass demo, then lunch at the Grilled Cheese Bistro.

EVENING

Seafood at Saltine, then drinks on the rooftop at Grain as the harbor lights come up.

WANT THE PERSONALIZED VERSION?

Tell me what you love and I'll plan a tour day around the neighborhoods that match your lifestyle.

[PLAN MY NORFOLK TOUR DAY →](#)

Dine & Drink

LOCAL FAVORITES

Doumar's – cones & BBQ since 1934

Freemason Abbey – an 1873 church

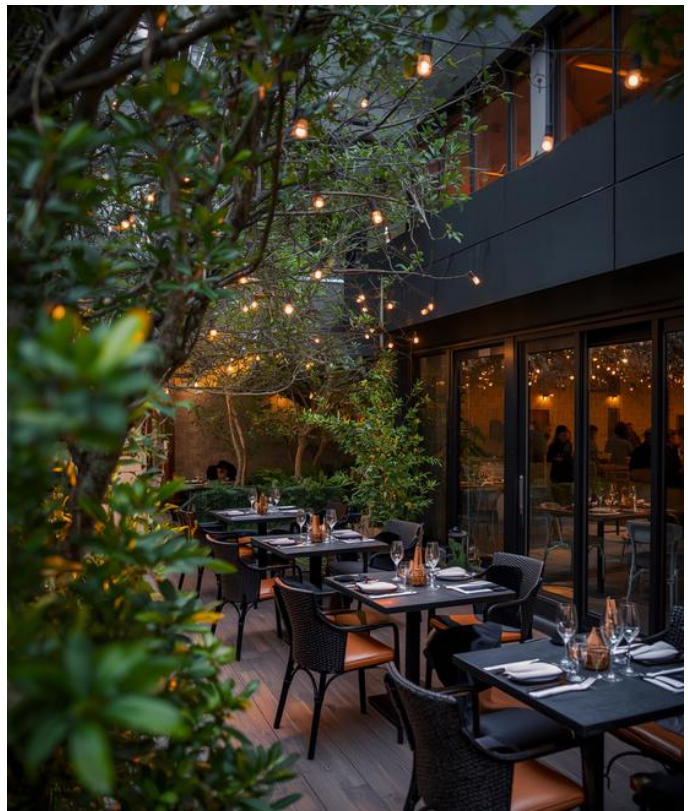
Saltine – seafood & oysters

Varia – Italian at The Main

Handsome Biscuit – breakfast

Grilled Cheese Bistro – Ghent

Captain Groovy's – bayside raw bar



LOCAL TIP · Order a cone and a barbecue sandwich at Doumar's on Monticello Avenue.

Coffee, Sweets & Sips

COFFEE & CAFÉS

Elliot's Fair Grounds – a Ghent classic

Three Ships Coffee – at Assembly

Borjo Coffeehouse – near ODU

Yorgos Bageldashery – bagels & coffee

SWEETS

Beignets & Brew – Ghent beignets

Café Stella – baked goods & treats

SIPS

Smartmouth Brewing – in Chelsea

Grain – rooftop beer garden



LOCAL TIP · Take your coffee to go and walk the Elizabeth River Trail through West Ghent.

The Great Outdoors

Elizabeth River Trail – 10.5 miles linking 28 neighborhoods

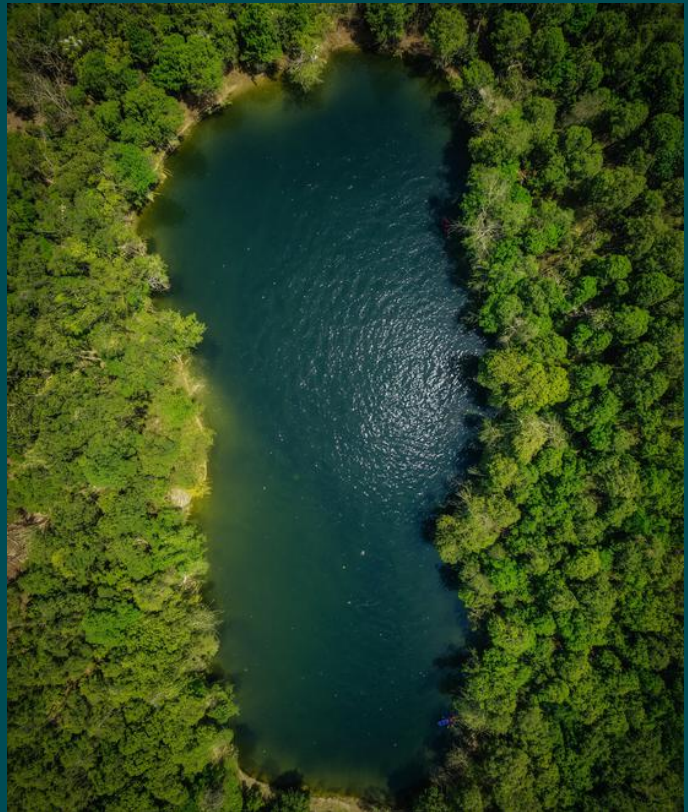
Ocean View Beach Park – bayfront beach and summer events

Community Beach Park – lifeguards on summer afternoons

Sarah Constant Beach Park – a calm bay beach

Virginia Zoo – 53 acres beside Lafayette Park

Town Point Park – downtown waterfront festivals



Norfolk Botanical Garden

175 acres of blooms by the water

Born in 1938 as an azalea garden, Norfolk Botanical Garden now spans 175 acres with more than 60 themed gardens beside Lake Whitehurst.

WHAT YOU'LL SEE

Azaleas and rhododendrons, a rose garden, a Japanese garden and the new Perry Conservatory.

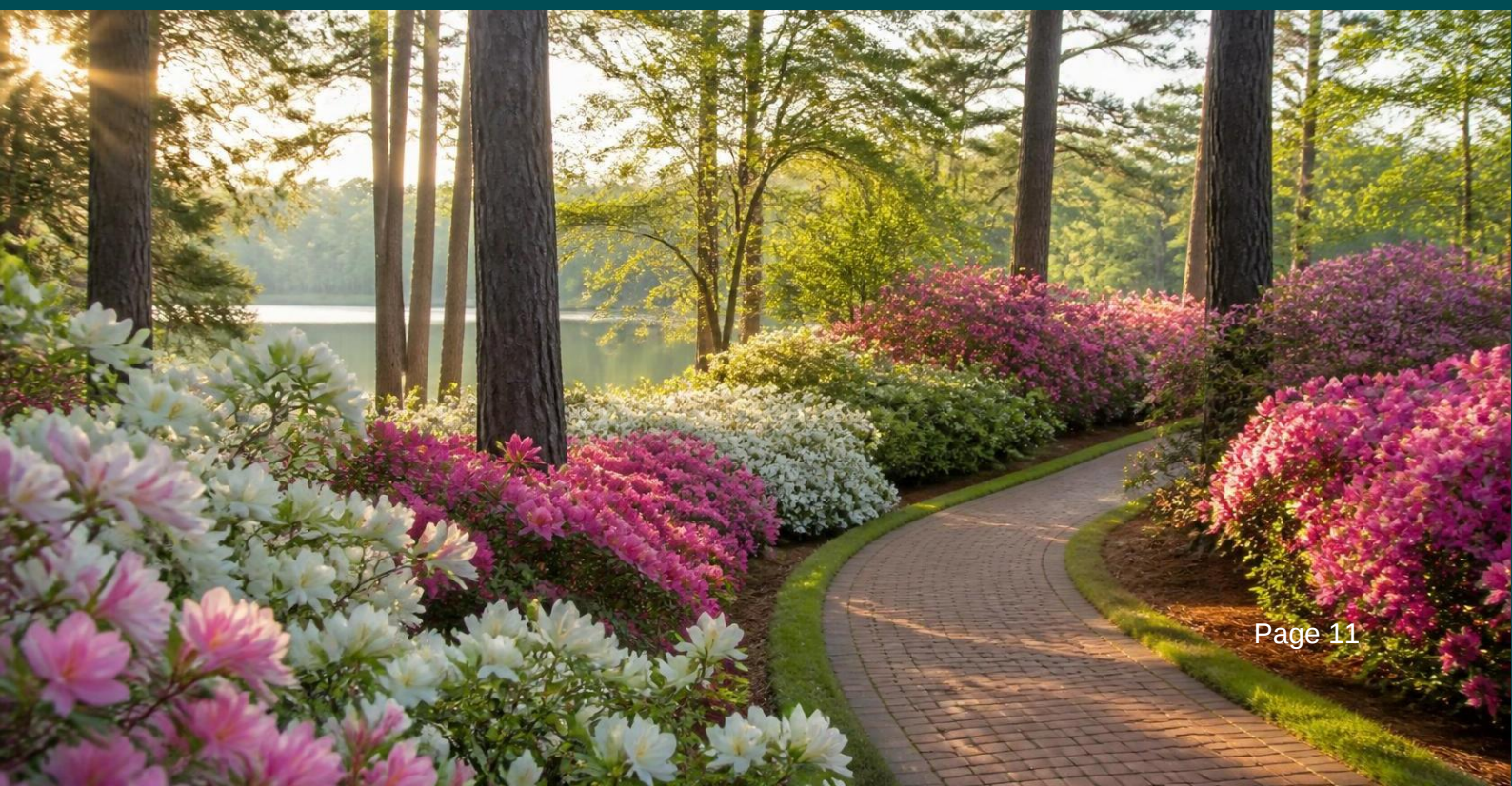
FOR FAMILIES

The WOW Children's Garden, art installations and a summer Butterfly House.

HOW TO GO

Explore by tram, by boat or on foot. The garden sits next to Norfolk International Airport.

LOCAL TIP The Perry Conservatory closes on Tuesdays for plant care.



Shop & Play

SHOP

Ghent – Colley Avenue & 21st Street shops

Waterside District – dining on the river

Norfolk Premium Outlets

Granby Street – downtown shops & dining

PLAY

Nauticus & the Battleship Wisconsin

Virginia Zoo – tigers, giraffes & rhinos

Norfolk Tides baseball at Harbor Park

ART

Chrysler Museum of Art & NEON

District murals



LOCAL TIP · The Norfolk Tides are the Orioles' Triple-A team, playing right on the river.

A Year in Norfolk

Mark your calendar



APRIL Norfolk NATO Festival and its Parade of Nations.

SPRING Stockley Gardens Spring Arts Festival in Ghent.

JUNE Norfolk Harborfest: tall ships and fireworks. 2026 marked its 50th.

JULY Downtown Norfolk Restaurant Week.

SUMMER Festevents concerts and gatherings at Ocean View Beach Park.

OCTOBER Stockley Gardens Fall Arts Festival and the NEON Festival.

FALL The Festevents Fall Wine Festival.

NOVEMBER The Grand Illumination Parade lights up Downtown.

TIFFANY'S TIP

Dates shift every year, so check visitnorfolk.com before you go. House hunting from out of town? Plan your tour weekend around a festival and see the city at its liveliest.

PLAN MY TOUR WEEKEND →

Getting Around

Roads, crossings & commutes



MAJOR ROUTES

I-64, I-264, I-564, Hampton Blvd, Military Hwy, Tidewater Dr, Brambleton Ave, Granby St and Shore Dr (US-60)

THE CROSSINGS

The Downtown and Midtown Tunnels link Norfolk to Portsmouth. The I-64 Hampton Roads Bridge-Tunnel expansion is still under construction.

THE TIDE & AIRPORTS

The Tide light rail runs 7.4 miles from EVMS through Downtown to Newtown Road. Norfolk International (ORF) is in the city.

TIFFANY'S TIP

"Water shapes every commute in Hampton Roads. Tell me where you work and I'll map your commute before you fall in love with a house."

HEADED HERE ON ORDERS?

Turn the page for approximate drive times to bases, shipyards and airports. Then let's match your commute to the right part of Norfolk.

SEARCH NORFOLK HOMES →

Commutes & Military Life

How far is everything from Downtown Norfolk?



BASES & SHIPYARDS

Norfolk Naval Shipyard 10–15 min

Naval Station Norfolk 15–20 min

JEB Little Creek–Fort Story 15–20 min

NAS Oceana 25–30 min

Dam Neck Annex 30–35 min

Newport News Shipbuilding 25–35 min

Joint Base Langley–Eustis 30–40 min

AIRPORTS

Norfolk International (ORF) about 15 min

Newport News/Williamsburg (PHF) 30–40 min

MILITARY FAMILIES

Norfolk is home to Naval Station Norfolk, the world's largest naval station, and NATO's only North American headquarters. Ask me about BAH, PCS timelines and my free PCS guide.

MAJOR EMPLOYERS

The Department of Defense, Sentara, Norfolk Public Schools, Old Dominion University and Children's Hospital of The King's Daughters.

TIFFANY'S TIP

Times are approximate off-peak drives from Downtown Norfolk. Rush hour and tunnel traffic can double them, so test-drive your commute before you buy. I'll map it with you.

BOOK A RELOCATION CALL →

Where to Live

Housing styles from the harbor to the bay



DOWNTOWN & FREEMASON High-rise and loft condos, apartments and historic townhomes near the river.

GHENT Queen Anne, Colonial Revival and Tudor Revival homes, plus rowhouses and condos.

COLONIAL PLACE & LARCHMONT
Established single-family homes, some on the Lafayette or Elizabeth River.

OCEAN VIEW & EAST BEACH Bayfront condos, beach cottages and newer coastal-style homes.

WILLOUGHBY SPIT Cottages and condos between the bay and Willoughby Bay.

NORTH & EAST NORFOLK A mix of mid-century ranches, Cape Cods and newer builds.

"I don't rank neighborhoods. I give you the facts and the tour." — Tiffany

EXPLORE THE NEIGHBORHOODS

Turn the page for a closer look at Ghent, Downtown, Ocean View and East Beach.

SEARCH NORFOLK HOMES →

Ghent & Downtown

Neighborhood spotlight: historic streets and a waterfront skyline



THE VIBE

Ghent's curved streets around The Hague, shops and cafés on Colley Avenue and 21st Street, and Downtown's Granby Street dining, Waterside and Town Point Park.

AREAS TO EXPLORE

Ghent, West Ghent, Freemason, the NEON District and Downtown

HOUSING STYLES

Queen Anne, Colonial Revival and Tudor Revival homes, rowhouses, historic condos, and Downtown high-rise and loft living.

CLOSE BY

The Chrysler Museum, Harrison Opera House, Nauticus, the Elizabeth River Trail and The Tide.

[SEARCH GHENT & DOWNTOWN HOMES →](#)

Neighborhood notes describe housing styles and amenities only. Ask me for official resources on schools, zoning and more so you can research what matters to you.

Ocean View & East Beach

Neighborhood spotlight: life along the Chesapeake Bay



OCEAN VIEW

Bayfront living along Norfolk's 7.3 miles of Chesapeake Bay shoreline, with beach parks and the Ocean View Fishing Pier.

HOUSING STYLES

Beach cottages, bayfront condos, and mid-century and newer single-family homes.

EAST BEACH

A planned bayfront neighborhood designed by the town planners Duany Plater-Zyberk, with porches and walkable streets near the water.

HOUSING STYLES

Newer coastal-style single-family homes, townhomes and cottages.

[SEARCH BAYFRONT HOMES →](#)

Neighborhood notes describe housing styles and amenities only. Ask me for official resources on schools, zoning and more so you can research what matters to you.

The Norfolk Market

A snapshot of where things stand

\$335K

Median sale price, up about 0.3% from a year ago

28 days

Typical time on market

Norfolk offers a rare range, from Downtown lofts and historic Ghent homes to bayfront cottages in Ocean View, so "the market" can look very different street to street. Pricing depends on location, water access, lot size, age and condition. I'll pull the latest numbers for the exact areas and home types you're considering.

[GET TODAY'S MARKET SNAPSHOT →](#)

[WHAT'S MY HOME WORTH? →](#)



Source: Redfin, Norfolk city data for the three months ending August 2026. Figures are estimates, change monthly and are not a guarantee of value. Contact Tiffany for current REIN MLS data.

New Resident Checklist

Your first 60 days in Norfolk



WITHIN 30 DAYS

- ☐ Title and register your vehicle with Virginia DMV
- ☐ Set up water & sewer with the City of Norfolk
- ☐ Start electric service (usually Dominion Energy)
- ☐ Set up natural gas, if your home has it
- ☐ Confirm your trash & recycling day

WITHIN 60 DAYS

- ☐ Get your Virginia driver's license
- ☐ Register to vote
- ☐ Get a Norfolk Public Library card
- ☐ Enroll with Norfolk Public Schools, if needed

MILITARY FAMILIES Rules can differ for service members. Check the Virginia DMV military page.

MOVING SOON?

I keep a list of trusted local pros, from movers and inspectors to lenders and contractors. Just ask.

[BOOK A CALL WITH TIFFANY](#) →

Your Move in 5 Steps

How buying or selling in Norfolk works with me

1 START WITH A PLAN

A free call to talk timing, budget, must-haves and, for military families, PCS dates and BAH.

2 GET READY

Buyers: get pre-approved. Sellers: see your home's value and a prep checklist.

3 SEARCH OR LIST

Tour homes in person or virtually, or launch your listing with a marketing plan built for it.

4 NEGOTIATE

Offers, inspections, appraisal and repairs. I handle the back-and-forth and keep you informed.

5 CLOSE & SETTLE IN

Keys in hand, plus my list of trusted local pros for everything after.

BOOK STEP ONE: A FREE CALL →

SEE WHAT YOUR HOME IS WORTH →



Meet Tiffany

Military Trusted | Relocation Tested | Coast to Coast

TIFFANY MOSBY

Realtor | Team Leader, Epique Realty

I help families buy, sell and relocate across Hampton Roads with confidence. A move is one of life's biggest decisions, so I stay responsive, anticipate challenges and use deep local knowledge to save you time and money.

Virginia is home. Florida is my happy place. If I'm not showing homes in Hampton Roads, I'm probably on I-95 headed south, and my team and I are still answering every call and email along the way. (Seriously. Call me.)



What Clients Say

Real stories from families I've helped move



"If me and my family could give MORE than 5 stars we would. Finding a good realtor is important."

— Sasha J., bought in Virginia Beach

"Tiffany was a pleasure to deal with. She worked tirelessly to help us find our dream house."

— Zillow reviewer, bought in Chesapeake

"Tiffany went above and beyond to help us in the process of selling our home."

— Zillow reviewer, sold in Virginia Beach

"She was a delight to work with, very professional and knew her stuff!"

— Dominique R., bought in Chesapeake

★★★★★ 5.0 on Zillow (6 reviews). Excerpts shown from verified Zillow reviews.

YOUR STORY COULD BE NEXT

Whether you're PCSing in, upsizing, downsizing or buying your first home, I'd love to help you write your Norfolk chapter.

BOOK A CALL WITH TIFFANY →

How I Can Help

Whatever brings you to Norfolk, I've got you covered



BUYING Search every Norfolk listing and get a custom tour plan built around your commute and lifestyle.

SELLING Know your number. Request a free, no-pressure home valuation.

PLANNING Run the numbers with my mortgage calculator before you tour.

RELOCATION & MILITARY PCS Moving on orders? I handle virtual tours, VA-savvy offers and remote closings. Ask for my Hampton Roads PCS Guide.

MARKET UPDATES Get a Norfolk market snapshot anytime.

LET'S TALK Book a time that works for you.

[SEARCH HOMES →](#)[HOME VALUE →](#)[MORTGAGE CALC →](#)[BOOK A CALL →](#)

Call or text 757-755-5625 · tiffanymosbyrealtor@gmail.com · tiffanymosby.com

Let's Find Your Place in Norfolk

Ready to see it in person? I'll build a custom Norfolk tour day around the areas, homes and lifestyle you're looking for.

[BOOK A PRIVATE NORFOLK TOUR →](#)



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