

Epique Realty

Fall 2026 Edition

SUFFOLK

The Hampton Roads City
Guide Collection

Curated by
Tiffany Mosby

Realtor | Team Leader
757-755-5625 · tiffanymosby.com

A Letter from Tiffany

Your insider's introduction to Suffolk, Virginia

KNOW BEFORE YOU GO

The history, flavor and fun facts that make Suffolk 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 Suffolk 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 Suffolk



- | | |
|-----------------------------|-------------------------------|
| 02 A Letter from Tiffany | 14 Getting Around |
| 04 Suffolk at a Glance | 15 Commutes & Military Life |
| 05 A Storied Past | 16 Where to Live |
| 06 Did You Know? | 17 North Suffolk |
| 07 A Perfect Day in Suffolk | 18 Downtown & the Countryside |
| 08 Dine & Drink | 19 The Suffolk Market |
| 09 Coffee, Sweets & Sips | 20 New Resident Checklist |
| 10 The Great Outdoors | 21 Your Move in 5 Steps |
| 11 The Great Dismal Swamp | 22 Meet Tiffany |
| 12 Shop & Play | 23 What Clients Say |
| 13 A Year in Suffolk | 24 How I Can Help |

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.

Suffolk at a Glance

Small-town charm, big open spaces



FOUNDED 1742

SIZE About 430 square miles, the largest city by land area in Virginia

POPULATION About 104,700 (2025 estimate)

BOROUGHES Chuckatuck, Cypress, Holy Neck, Nansemond, Sleepy Hole, Suffolk & Whaleyville

Suffolk is where historic brick storefronts meet river views, farm fields, and one of the most storied swamps in America. You'll find chef-owned restaurants downtown, waterfront living in the north, and room to breathe to the south and west, all within reach of the rest of Hampton Roads.

TIFFANY'S TIP

Suffolk is big, so where you live shapes your whole day. North Suffolk sits close to the Peninsula, downtown is walkable, and the south and west feel wide open. Let's narrow it down together.

BOOK A CALL WITH TIFFANY →

A Storied Past

Nearly three centuries in the making

Long before colonists arrived, this land was home to the Nansemond people.

1742 The town of Suffolk is founded on the Nansemond River, named for Suffolk County, England.

1779 British troops burn the town during the Revolutionary War.

1863 The Siege of Suffolk plays out during the Civil War.

1912 Italian immigrant Amedeo Obici opens the Planters Nut and Chocolate Company, and Suffolk becomes a peanut capital.

1974 Suffolk consolidates with Nansemond County and the towns of Holland and Whaleyville, becoming the largest city by land area in Virginia.



Did You Know?

Fun facts to share at your first neighborhood cookout



Mr. Peanut was born here. In 1916, a local schoolboy named Antonio Gentile sketched the character for a Planters contest and won \$5. His drawing became one of the most famous brand mascots in America.

Suffolk's sister city is Oderzo, Italy, the hometown of Planters founder Amedeo Obici.

Lake Drummond, in the Great Dismal Swamp, is one of only two natural freshwater lakes in Virginia, and it's only about 6 feet deep at its deepest.

Sailors once prized its dark, tannin-rich water because it stayed fresh on long ocean voyages.

LOCAL TIP

Hungry for more history? Downtown's Riddick's Folly House Museum and the Suffolk Seaboard Station Railroad Museum make an easy afternoon, and I'm happy to fold them into a home tour day.

PLAN A SUFFOLK TOUR DAY →

A Perfect Day in Suffolk

Sunrise to nightcap, the local way



MORNING

Coffee and a crêpe at Café Dâvina, then a stroll past historic homes to Riddick's Folly House Museum.

MIDDAY

A Southern lunch at Harper's Table, then follow the Mr. Peanut trail through downtown.

AFTERNOON

Pedal a stretch of the Seaboard Coastline Trail or catch river views at Sleepy Hole Park.

EVENING

Dinner at Amei's Bistro & Lounge, then a nightcap at The MOD Olive, my personal pick.

WANT THE PERSONALIZED VERSION?

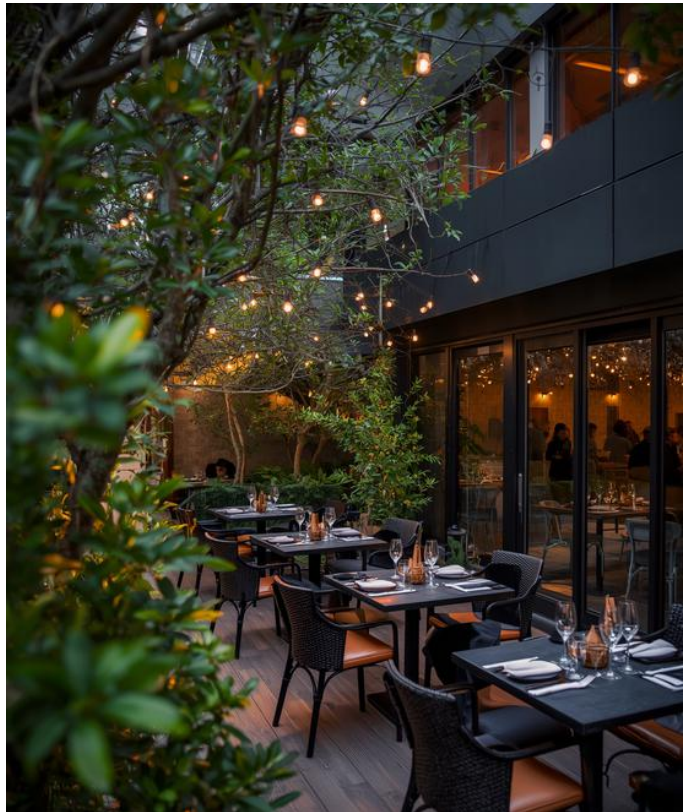
Tell me what you love and I'll plan a tour day around the neighborhoods that match your lifestyle.

[PLAN MY SUFFOLK TOUR DAY →](#)

Dine & Drink

DOWNTOWN FAVORITES

Harper's Table – Southern, seasonal
The Baron's Pub – oysters & live music
Nansemond Brewing Station
Sushi AKA – chef-led sushi
Amei's Bistro & Lounge
The General Public
Café Dâvina at The Pinner House



TIFFANY'S PICK · The MOD Olive – vintage vibes and perfectly crafted cocktails

Coffee, Sweets & Sips

COFFEE & CAFÉS

Cure Coffeehouse – on Main Street

Knotts Coffee Company

Café Dâvina – crêpes & coffee

Lily Pearl Bubble Tea & Cafe

SWEETS

The Mad Batter Confections & Cones

SIPS

Nansemond Brewing Station

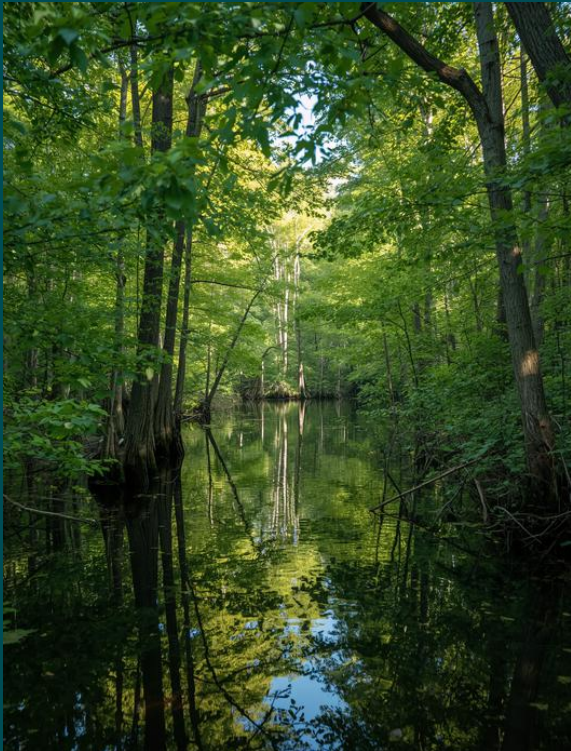
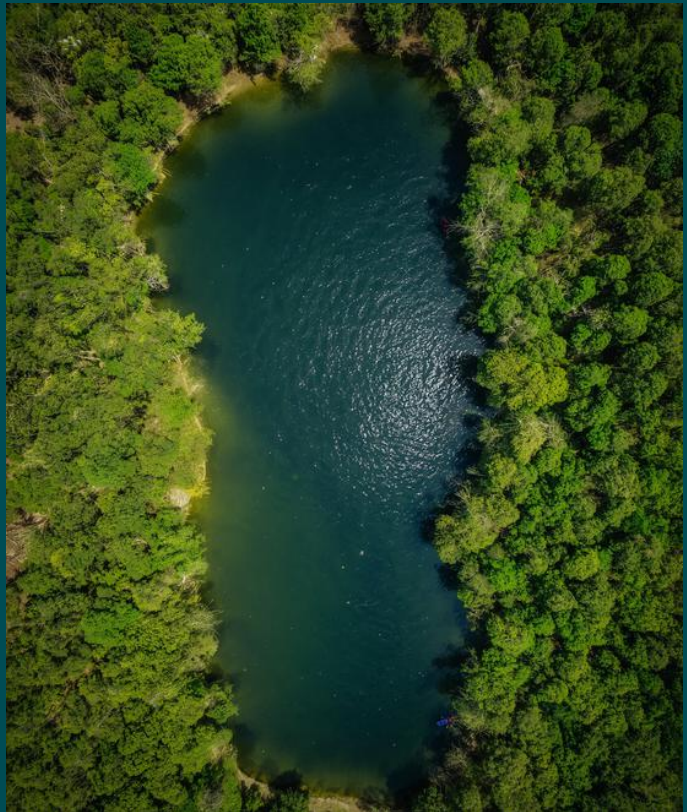
Crust & Cork – wine & craft beer



LOCAL TIP · Pair a Saturday farmers' market run with coffee on Main Street.

The Great Outdoors

Great Dismal Swamp NWR – 112,000+ acres of trails, wildlife & paddling on Lake Drummond
Lone Star Lakes Park – 1,063 acres, 11 lakes, horse trail
Sleepy Hole Park – riverfront on the Nansemond
Bennett's Creek Park – free boat ramps, fishing pier, disc golf
Seaboard Coastline Trail – about 20 miles on a historic rail bed
Lake Meade trails – easy downtown loops



The Great Dismal Swamp

Suffolk's wild, wonderful backyard

Once more than a million acres, the Great Dismal Swamp now protects nearly 113,000 acres of forested wetland across Virginia and North Carolina, the largest surviving piece of the original swamp.

WHAT YOU'LL SEE

Bald cypress, rare Atlantic white cedar, black bears and roughly 200 species of birds.

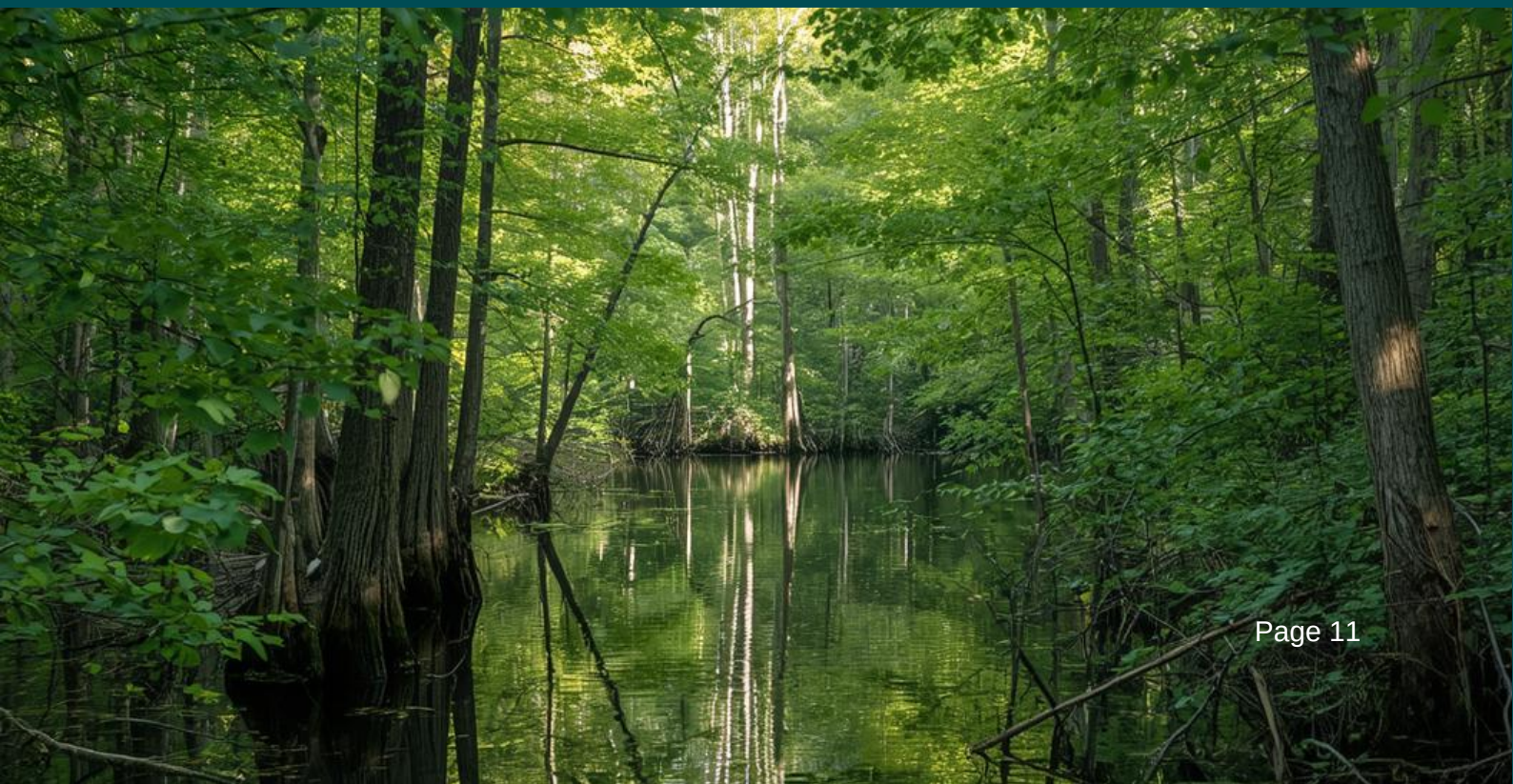
HISTORY IN THE TREES

George Washington surveyed this land, and the swamp is part of the National Underground Railroad Network to Freedom, honoring those who found refuge here.

HOW TO GO

Walk or bike the Washington Ditch or Railroad Ditch trails, or paddle out on Lake Drummond.

LOCAL TIP Pack bug spray from spring through fall.



Shop & Play

SHOP

Downtown Main Street boutiques & antiques
Harbour View East & West
Hampton Roads Crossing
Suffolk Farmers' Market (Saturdays)

PLAY

Sleepy Hole Park children's garden
Seaboard Station Railroad Museum
Jungle Jamz Play Cafe

DOG-FRIENDLY

The Dog Park at Lake Meade Park – agility equipment and a separate small-dog area



LOCAL TIP · The Lake Meade dog park connects right to an easy downtown walking trail.

A Year in Suffolk

Mark your calendar



MARCH Suffolk Virginia Authors Festival – free meet-and-greets and book signings with best-selling authors.

APRIL Suffolk Earth & Arts Festival – 130+ artisans, live performances, family activities.

EVERY SATURDAY Suffolk Farmers' Market – local produce, baked goods, live music.

SEPTEMBER Taste of Suffolk – downtown restaurants serve signature bites along Main Street, plus a car show and beer garden. The Suffolk Plein Air Festival brings painters from across the country.

OCTOBER Suffolk Peanut Fest – concerts, rides, a demolition derby and fireworks. A local rite of fall.

TIFFANY'S TIP

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

PLAN MY TOUR WEEKEND →

Getting Around

Roads, crossings & commutes



MAJOR ROUTES

I-664, US-58, US-460, US-13, US-17, US-258, Route 10 and Route 164 (Western Freeway)

THE CROSSINGS

I-664 and the Monitor-Merrimac Memorial Bridge-Tunnel link North Suffolk to the Peninsula. The I-64 Hampton Roads Bridge-Tunnel expansion is still under construction.

AIRPORTS

Norfolk International (ORF) and Newport News/Williamsburg International (PHF)

TIFFANY'S TIP

"Water shapes every commute in Hampton Roads, and tunnel traffic can change your drive. 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 Suffolk.

SEARCH SUFFOLK HOMES →

Commutes & Military Life

How far is everything from Suffolk?



BASES & SHIPYARDS

Norfolk Naval Shipyard 25–30 min

Naval Station Norfolk 35–45 min

Joint Base Langley-Eustis 35–45 min

JEB Little Creek–Fort Story 40–50 min

NAS Oceana 45–55 min

Newport News Shipbuilding 30–35 min

AIRPORTS

Norfolk International (ORF) about 40 min

Newport News/Williamsburg (PHF) 35–40 min

MILITARY FAMILIES

Suffolk puts you between the Southside and the Peninsula. North Suffolk is closest to the Monitor–Merrimac bridge–tunnel and Peninsula commands. Ask me about BAH, PCS timelines and my free PCS guide.

MAJOR EMPLOYERS

Amazon, Target, Lockheed Martin, Sysco and Massimo Zanetti all have a presence here.

TIFFANY'S TIP

Times are approximate off-peak drives from downtown Suffolk. 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 across Suffolk's 430 square miles



NORTH SUFFOLK Harbour View, Bennett's Creek & Burbage Grant: planned communities, townhomes, single-family and waterfront homes near shopping and I-664.

DOWNTOWN HISTORIC DISTRICT Older homes with character, unique layouts and renovation opportunities.

HILLPOINT & KINGS FORK Newer construction alongside established homes.

CHUCKATUCK & DRIVER Larger lots, custom and established homes, a quieter pace.

HOLLAND & WHALEYVILLE Acreage, custom homes and rural living.

"I don't rank neighborhoods. My job is to give you the facts and the tour so you can choose what fits your life." — Tiffany

EXPLORE THE NEIGHBORHOODS

Turn the page for a closer look at North Suffolk, downtown and the countryside.

SEARCH SUFFOLK HOMES →

North Suffolk

Neighborhood spotlight: waterfront living, close to everything



THE VIBE

Suburban convenience on the water. North Suffolk sits closest to the Monitor-Merrimac Memorial Bridge-Tunnel, with quick routes to the Peninsula, Chesapeake and Portsmouth.

AREAS TO EXPLORE

Harbour View, Riverfront, Bennett's Creek and Burbage Grant

HOUSING STYLES

Planned communities, townhomes, single-family and custom homes, plus waterfront properties along the Nansemond River.

CLOSE BY

Harbour View shopping and dining, the Riverfront golf course and the free boat ramps at Bennett's Creek Park.

[SEARCH NORTH SUFFOLK 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.

Downtown & the Countryside

Neighborhood spotlight: historic charm and wide-open spaces



DOWNTOWN

Walkable historic streets, chef-owned restaurants, the Suffolk Center for Cultural Arts and Saturday market mornings.

HOUSING STYLES

Restored historic homes, cottages and newer infill, with plenty of character and renovation potential.

THE COUNTRYSIDE

Chuckatuck and Driver feel like small villages. Driver has its own historic district and a fall Driver Days festival. Farther south, Holland and Whaleyville open up to farmland.

HOUSING STYLES

Larger lots, acreage, custom and established homes, with room for gardens, workshops and space to spread out.

[SEARCH SUFFOLK 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 Suffolk Market

A snapshot of where things stand

\$405K

Median sale price, up about 1.2% from a year ago

48 days

Median time on market

Suffolk offers a rare range, from waterfront homes in the north to acreage in the south and west, so "the market" can look very different street to street. Pricing depends on location, lot size, age and condition. I'll pull the latest numbers for the exact areas and home types you're considering.

GET TODAY'S SUFFOLK MARKET SNAPSHOT →

WHAT'S MY HOME WORTH? →



Source: Redfin, Suffolk city data for 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 Suffolk



WITHIN 30 DAYS

- ☐ Title and register your vehicle with Virginia DMV
- ☐ Set up water & sewer with the City of Suffolk
- ☐ 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 Suffolk Public Library card
- ☐ Enroll with Suffolk 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 Suffolk 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

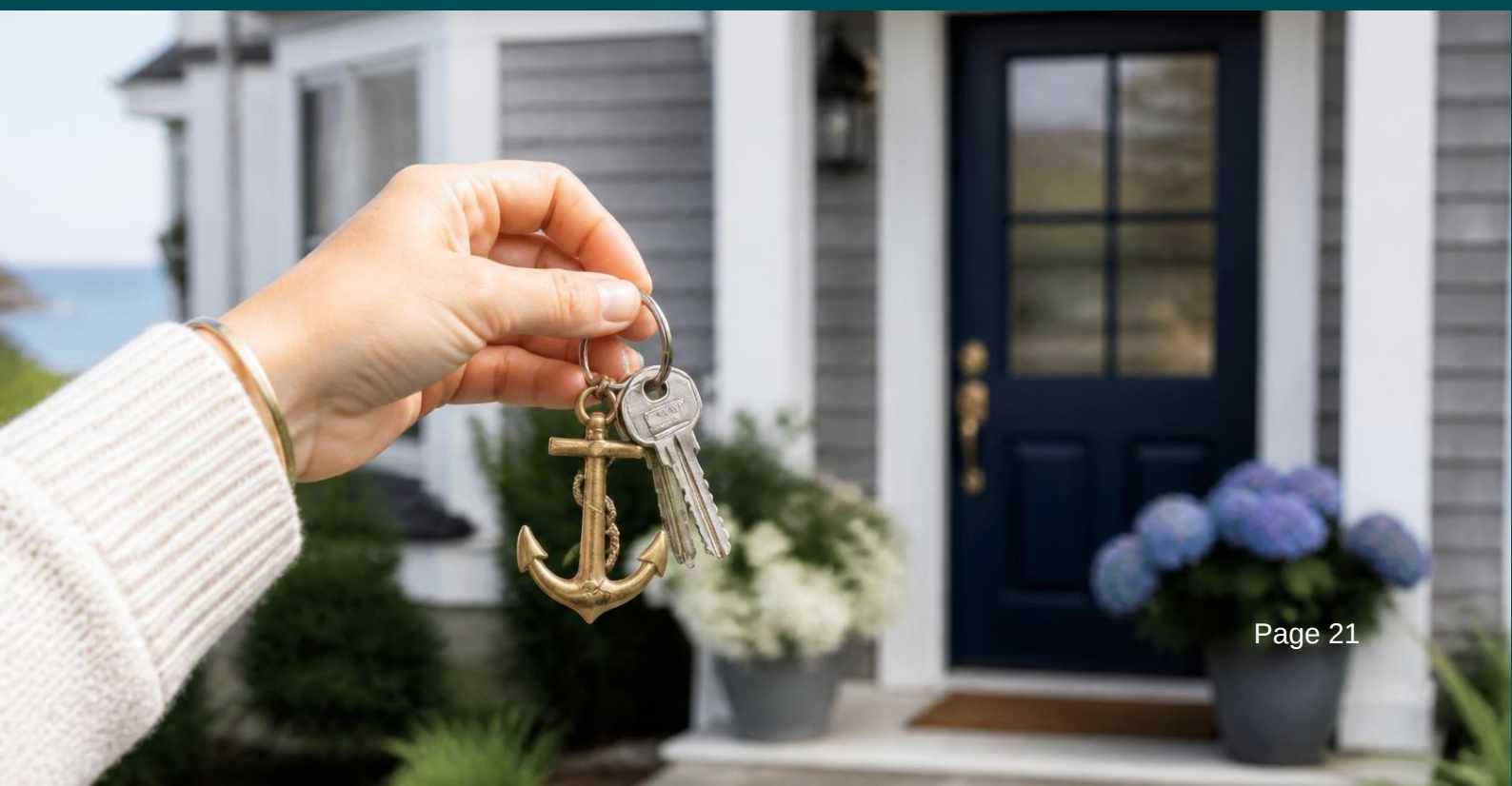
Offers, inspections, appraisal and repairs. I handle the back-and-forth and keep you informed.

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 Suffolk chapter.

BOOK A CALL WITH TIFFANY →

How I Can Help

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



BUYING Search every Suffolk 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 Suffolk 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 Suffolk

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

BOOK A PRIVATE SUFFOLK TOUR →



Tiffany Mosby
Realtor | Team Leader

757-755-5625
tiffanymosbyrealtor@gmail.com
tiffanymosby.com