

Epique Realty

Fall 2026 Edition

VIRGINIA BEACH

The Hampton Roads City
Guide Collection

Curated by
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A Letter from Tiffany

Your insider's introduction to Virginia Beach

KNOW BEFORE YOU GO

The history, flavor and fun facts that make Virginia Beach 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 Virginia Beach 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 Virginia Beach



- | | |
|--------------------------------|-------------------------------|
| 02 A Letter from Tiffany | 14 Getting Around |
| 04 Virginia Beach at a Glance | 15 Commutes & Military Life |
| 05 Four Centuries on the Coast | 16 Where to Live |
| 06 Did You Know? | 17 The Oceanfront & North End |
| 07 A Perfect Beach Day | 18 Sandbridge & Pungo |
| 08 Dine & Drink | 19 The Virginia Beach Market |
| 09 Coffee, Sweets & Sips | 20 New Resident Checklist |
| 10 The Great Outdoors | 21 Your Move in 5 Steps |
| 11 First Landing State Park | 22 Meet Tiffany |
| 12 Shop & Play | 23 What Clients Say |
| 13 A Year in Virginia Beach | 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.

Virginia Beach at a Glance

Oceanfront energy, bayside calm, country quiet



TODAY'S CITY Formed in 1963

SIZE About 497 square miles, 245 of them land

POPULATION About 453,700 (2025 estimate), the largest city in Virginia

WATERFRONT Atlantic Ocean, Chesapeake Bay, Lynnhaven River and Back Bay

Virginia Beach is where a three-mile boardwalk meets quiet bayfront neighborhoods, strawberry fields and protected wildlife refuges. You'll find surf culture at the Oceanfront, city living at Town Center and farmland in Pungo, all within one city.

TIFFANY'S TIP

The Oceanfront, Town Center, Kempsville and Pungo 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 →

Four Centuries on the Coast

From First Landing to Virginia's largest city

Long before colonists arrived, this coast was home to the Chesepian people.

1607 English colonists make their first landing at Cape Henry before sailing on to Jamestown.

1691 Princess Anne County is formed.

1792 The Cape Henry Lighthouse becomes the first lighthouse authorized by the new U.S. government.

1883 The railroad arrives and the seaside resort era begins.

1927 The Cavalier Hotel opens.

1963 Princess Anne County and the resort city merge to form today's City of Virginia Beach, now the largest city in Virginia.



Did You Know?

Fun facts to share at your first neighborhood cookout



Virginia Beach is listed in the Guinness Book of Records as the longest pleasure beach in the world.

The Cape Henry Lighthouse, built in 1792, was the first federal construction project under the new U.S. Constitution.

Mount Trashmore Park opened in 1974 on a former landfill. Its 165 acres of hills, lakes and trails now draw more than a million visitors a year.

The Orange Crush cocktail traces back to Waterman's Surfside Grille at the Oceanfront.

LOCAL TIP

The original Cape Henry Lighthouse sits on Joint Expeditionary Base Fort Story, so access is limited to military and DoD ID holders. If you have base access, it's worth a visit.

PLAN A VIRGINIA BEACH TOUR DAY →

A Perfect Beach Day

Sunrise to nightcap, the local way



MORNING

Coffee at Three Ships near the boardwalk, then a bike ride along the three-mile boardwalk.

MIDDAY

Lunch on the water at Rockafeller's on Rudee Inlet, then an afternoon at the Virginia Aquarium.

AFTERNOON

Walk the cypress trails at First Landing State Park or dip your toes in the Chesapeake Bay.

EVENING

Dinner at Terrapin, then an Orange Crush at the Oceanfront as the sun goes down.

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 BEACH TOUR DAY →](#)

Dine & Drink

LOCAL FAVORITES

Waterman's Surfside Grille – home of the Orange Crush

Terrapin – refined coastal Southern

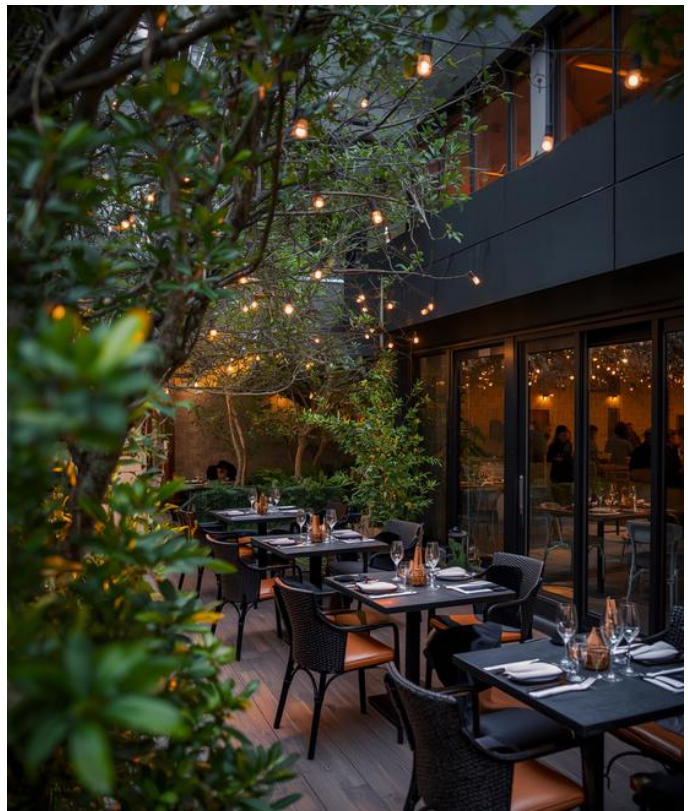
Commune – farm-to-table in the ViBe

Rockafeller's – seafood on Rudee Inlet

Doc Taylor's – beloved breakfast spot

Orion's Roof – Asian fusion, ocean views

Chick's Oyster Bar – bayside on Lynnhaven



LOCAL TIP · Order an Orange Crush where it was born: Waterman's at the Oceanfront.

Coffee, Sweets & Sips

COFFEE & CAFÉS

Three Ships Coffee – roasted in-house

Roast Rider – Hilltop East

Fathom Coffee – near the Oceanfront

Sawdust Road – Pungo coffeehouse

SWEETS

Forbes Candies – saltwater taffy since 1934

May's Parlor – cruffins & fresh bakes

SIPS

Smartmouth Pilot House – brewery in a former post office

Back Bay Brewing Co.



LOCAL TIP · Bring home a box of saltwater taffy from Forbes Candies on 24th Street.

The Great Outdoors

First Landing State Park – 19+ miles of trails and a bay beach

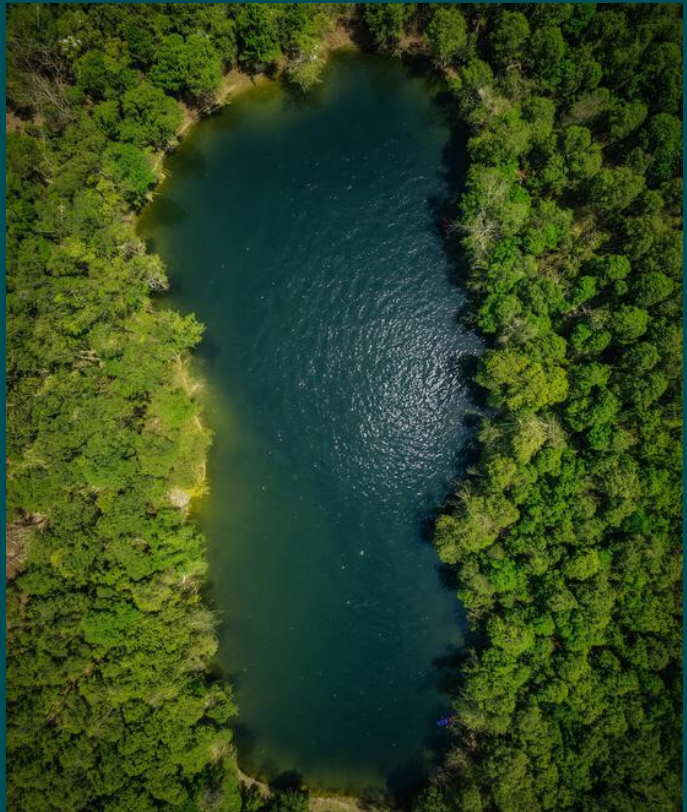
False Cape State Park – 6 miles of wild beach, reached by foot, bike or boat

Back Bay NWR – dunes, marsh and migrating birds

Mount Trashmore – 165 acres, lakes, skate park

Sandbridge – a quieter beach down south

The Boardwalk – three miles by the ocean



First Landing State Park

Virginia's most-visited state park

Near where English colonists first came ashore in 1607, First Landing State Park protects 2,888 acres of bayfront beach, maritime forest and cypress lagoons.

WHAT YOU'LL SEE

Bald cypress swamps, a rare maritime forest and 1.25 miles of Chesapeake Bay beach.

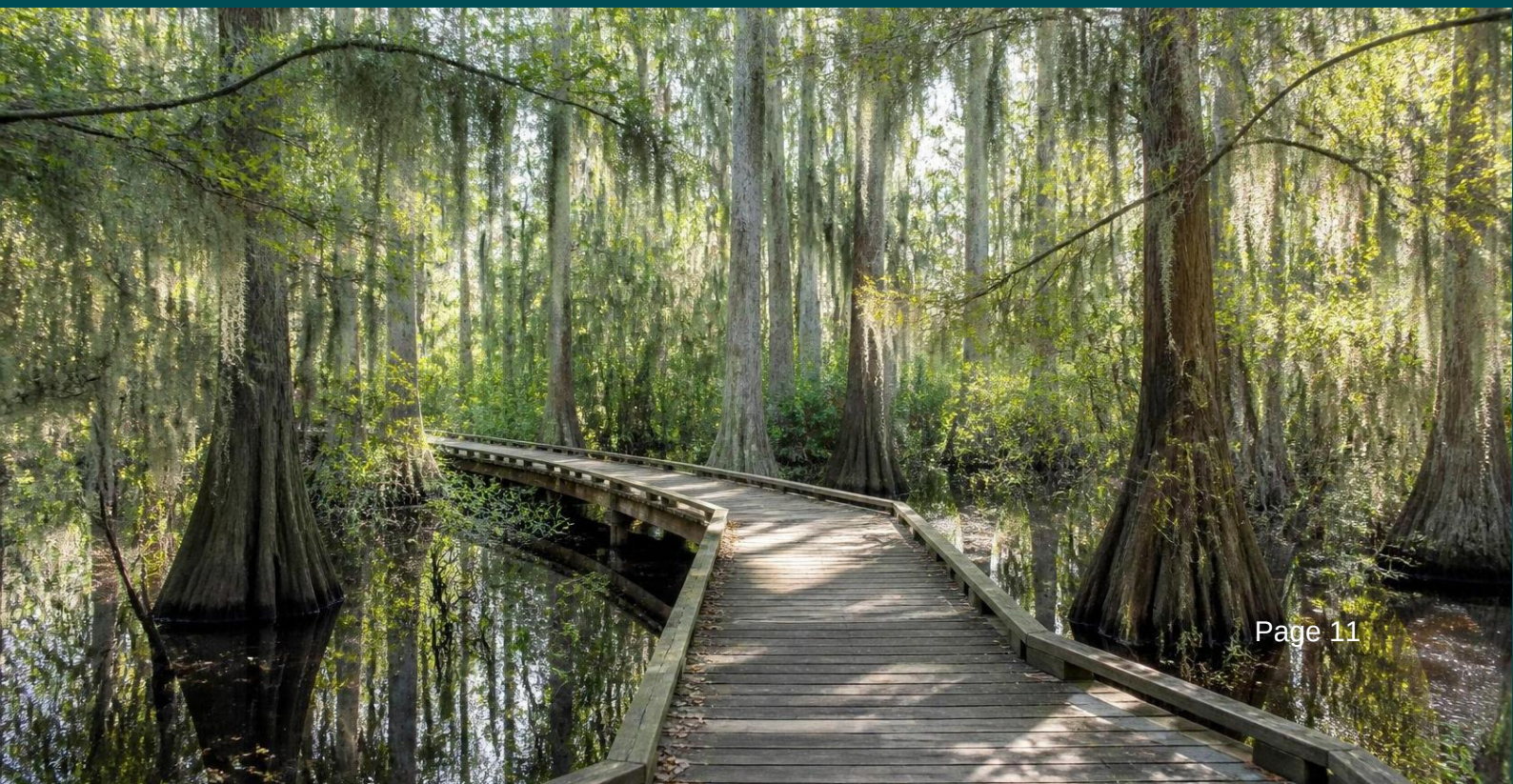
STAY THE NIGHT

About 200 campsites from March to early December, plus 20 cabins open year-round.

HOW TO GO

Walk or bike 19+ miles of trails, including boardwalks through the cypress.

LOCAL TIP Go early on summer weekends. Parking fills fast.



Shop & Play

SHOP

Town Center – shops, dining & events

Lynnhaven Mall

Hilltop – local boutiques & shops

Atlantic Avenue – beach shops at the Oceanfront

PLAY

Virginia Aquarium & Marine Science Center

Mount Trashmore – Kids' Cove & skate park

Atlantic Park & The Dome – live concerts

FARM FUN

Pick-your-own strawberries in Pungo each spring



LOCAL TIP · The Virginia Aquarium's sea turtle exhibit is a hit with kids of every age.

A Year in Virginia Beach

Mark your calendar



JANUARY Virginia Beach Restaurant Week.

MARCH Shamrock Marathon weekend at the Oceanfront.

MAY Pungo Strawberry Festival, Memorial Day weekend.

JUNE North American Sand Soccer Championship, the world's largest single-weekend sand soccer event.

SUMMER Free Oceanfront Concert Series on weekends.

AUGUST East Coast Surfing Championship.

SEPTEMBER Neptune Festival Boardwalk Weekend: art, music and world-class sand sculptures.

WINTER Holiday Lights at the Beach.

TIFFANY'S TIP

Dates shift every year, so check visitvirginiabeach.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-264 (Virginia Beach Expressway), I-64, US-60 (Shore Drive), US-13, Independence Blvd, Princess Anne Rd, Nimmo Pkwy and General Booth Blvd

THE CROSSINGS

The Chesapeake Bay Bridge-Tunnel links Virginia Beach to the Eastern Shore. 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 Virginia Beach.

SEARCH VIRGINIA BEACH HOMES →

Commutes & Military Life

How far is everything from Virginia Beach?



BASES & SHIPYARDS

NAS Oceana 10–15 min

Dam Neck Annex 15–20 min

JEB Little Creek–Fort Story 15–25 min

Naval Station Norfolk 25–35 min

Norfolk Naval Shipyard 25–30 min

Joint Base Langley–Eustis 35–45 min

Newport News Shipbuilding 40–50 min

AIRPORTS

Norfolk International (ORF) about 20 min

Newport News/Williamsburg (PHF) 40–50 min

MILITARY FAMILIES

Virginia Beach is home to NAS Oceana, Dam Neck and JEB Little Creek–Fort Story. Ask me about BAH, PCS timelines and my free PCS guide.

MAJOR EMPLOYERS

NAS Oceana, GEICO, Stihl and the Navy Exchange Service Command, plus a year-round tourism economy.

TIFFANY'S TIP

Times are approximate off-peak drives from Town Center. 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 ocean to the countryside



OCEANFRONT & NORTH END High-rise condos, beach cottages and custom homes near the sand.

SHORE DRIVE & CHIC'S BEACH Bayfront condos, townhomes and cottages along the Chesapeake Bay.

TOWN CENTER & CENTRAL Apartments, townhomes and established single-family homes near shopping and I-264.

GREAT NECK & LYNNHAVEN Waterfront and wooded lots, many on inlets and creeks.

KEMPSVILLE & PRINCESS ANNE Established and newer single-family homes.

SANDBRIDGE & PUNGO Beach homes to the south, farmland and acreage beyond.

"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 the Oceanfront, Sandbridge and Pungo.

SEARCH VIRGINIA BEACH HOMES →

The Oceanfront & North End

Neighborhood spotlight: beach life, steps from the sand



THE VIBE

Surf shops, the three-mile boardwalk, murals and cafés in the ViBe Creative District, and quieter residential streets in the North End.

AREAS TO EXPLORE

The Oceanfront, ViBe Creative District, North End and Rudee Inlet

HOUSING STYLES

High-rise and mid-rise condos, beach cottages, and custom and luxury homes, some with ocean views.

CLOSE BY

The Virginia Aquarium, Atlantic Park, Rudee Inlet marinas and First Landing State Park.

[SEARCH OCEANFRONT 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.

Sandbridge & Pungo

Neighborhood spotlight: quiet beaches and open country



SANDBRIDGE

A quieter beach community south of the Oceanfront, bordered by Back Bay National Wildlife Refuge.

HOUSING STYLES

Raised beach homes, vacation rentals and oceanfront properties.

PUNGO & BLACKWATER

Rural southern Virginia Beach, with working farms, pick-your-own strawberries and the Pungo Strawberry Festival.

HOUSING STYLES

Larger lots, acreage, farmhouses and custom homes with room to spread out.

[SEARCH VIRGINIA BEACH 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 Virginia Beach Market

A snapshot of where things stand

\$431K

Median sale price, up about 7.7% from a year ago

25 days

Typical time on market

Virginia Beach offers a rare range, from oceanfront condos to bayside cottages to acreage in Pungo, 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, Virginia Beach 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 Virginia Beach



WITHIN 30 DAYS

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

BOOK A CALL WITH TIFFANY →

How I Can Help

Whatever brings you to Virginia Beach, I've got you covered



BUYING Search every Virginia Beach 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 Virginia Beach 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 Virginia Beach

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

[BOOK A PRIVATE VIRGINIA BEACH TOUR →](#)



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