

Epique Realty

Fall 2026 Edition

# CHESAPEAKE

The Hampton Roads City  
Guide Collection

Curated by  
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# A Letter from Tiffany

Your insider's introduction to Chesapeake

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## KNOW BEFORE YOU GO

The history, flavor and fun facts that make Chesapeake 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.

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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 Chesapeake 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 Chesapeake



- |                                    |                                |
|------------------------------------|--------------------------------|
| 02 A Letter from Tiffany           | 14 Getting Around              |
| 04 Chesapeake at a Glance          | 15 Commutes & Military Life    |
| 05 Canals, Crossroads & Revolution | 16 Where to Live & Area Map    |
| 06 Did You Know?                   | 17 The West Side               |
| 07 A Perfect Chesapeake Day        | 18 The East Side & Rural South |
| 08 Dine & Drink                    | 19 The Chesapeake Market       |
| 09 Coffee, Sweets & Sips           | 20 New Resident Checklist      |
| 10 The Great Outdoors              | 21 Your Move in 5 Steps        |
| 11 Dismal Swamp Canal Trail        | 22 Meet Tiffany                |
| 12 Shop & Play                     | 23 What Clients Say            |
| 13 A Year in Chesapeake            | 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.

# Chesapeake at a Glance

Historic waterways, suburban ease, country quiet



**TODAY'S CITY** Formed in 1963

**SIZE** About 351 square miles, about 340 of them land

**POPULATION** About 255,300 (2025 Census estimate), Virginia's second most populous city

**WATERFRONT** Elizabeth River, Northwest River, the Intracoastal Waterway and the Great Dismal Swamp

Chesapeake is where historic canals meet established suburbs, working farms and one of the East Coast's great wild swamps. You'll find shopping and dining in Greenbrier, a Revolutionary War crossroads in Great Bridge and wide-open country to the south, all within one city.

## TIFFANY'S TIP

The Elizabeth River's Southern Branch gives Chesapeake a west side and an east side, with rural country to the south. Tell me how you want to live and I'll match you to the right side of the river.

**BOOK A CALL WITH TIFFANY** →

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# Canals, Crossroads & Revolution

From Norfolk County to Virginia's second most populous city

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Long before colonists arrived, Algonquian-speaking peoples lived along these rivers and swamps.

1691 Norfolk County is formed from Lower Norfolk County.

1763 George Washington and partners form the Dismal Swamp Company.

1775 On December 9, the Battle of Great Bridge drives the royal governor's forces from Virginia.

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1805 The hand-dug Dismal Swamp Canal opens. It still carries boats today.

1922 South Norfolk becomes an independent city.

1932 The Great Bridge Lock is completed on the Intracoastal Waterway.

1963 Voters merge South Norfolk and Norfolk County into the new City of Chesapeake.



# Did You Know?

Fun facts to share at your first neighborhood cookout



The Dismal Swamp Canal, opened in 1805, is the oldest continuously operating man-made canal in the United States.

The Great Dismal Swamp National Wildlife Refuge covers more than 112,000 acres in Virginia and North Carolina, with Lake Drummond at its heart.

More than 12,000 boats a year pass through the Great Bridge Lock, which keeps the Elizabeth River's salt water apart from fresher water to the south.

Dollar Tree, the national discount retailer, is headquartered in Chesapeake.

## LOCAL TIP

The Chesapeake Expressway (VA-168) is a toll road, and summer weekend tolls run higher. Battlefield Boulevard is the free alternative through Great Bridge.

**PLAN A CHESAPEAKE TOUR DAY** →

# A Perfect Chesapeake Day

Sunrise to nightcap, the local way



## MORNING

Coffee at Pale Horse Coffee in Great Bridge, then the Battlefield & Waterways Museum and the boats at Great Bridge Lock Park.

## MIDDAY

She-crab soup at the Court House Cafe, a Great Bridge favorite since 1985.

## AFTERNOON

Bike the Dismal Swamp Canal Trail or rent a kayak at Northwest River Park.

## EVENING

Dinner at The Butcher's Son, then a pint on the patio at Big Ugly Brewing.

## WANT THE PERSONALIZED VERSION?

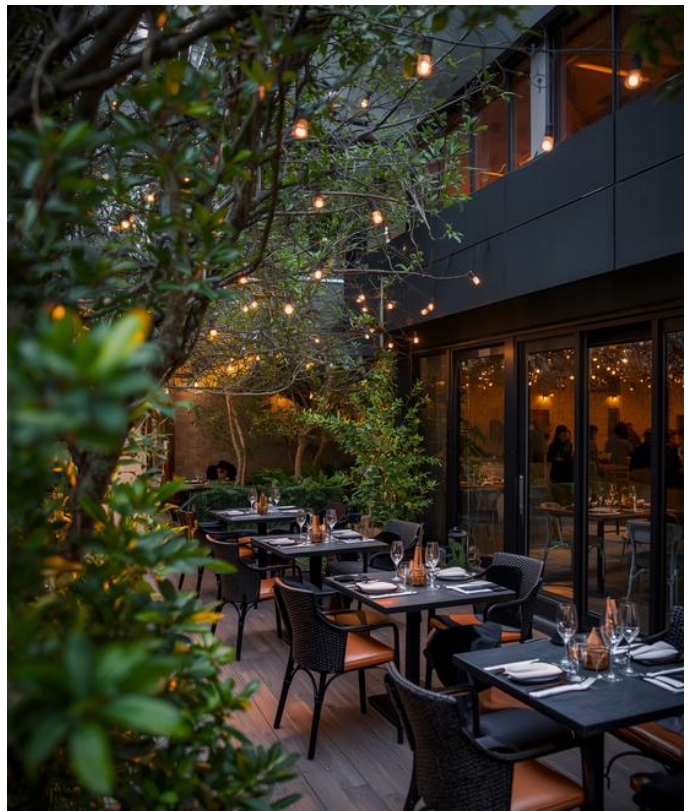
Tell me what you love and I'll plan a tour day around the neighborhoods that match your lifestyle.

[PLAN MY CHESAPEAKE TOUR DAY →](#)

# Dine & Drink

## LOCAL FAVORITES

The Butcher's Son – chop house  
Court House Cafe – she-crab soup  
Amber Lantern – on the waterfront  
Cutlass Grille – Jamaican & BBQ  
Judy's Sichuan – regional Chinese  
Cutting Edge Cafe – fresh lunches  
Woody's Raw Bar – wings & seafood



LOCAL TIP · Watch the boats on the Southern Branch over dinner at Amber Lantern.

# Coffee, Sweets & Sips

## COFFEE & CAFÉS

Pale Horse Coffee – veteran-owned

RoJo Coffee Co. – Great Bridge café

Taxus Street Coffee – local roaster

## SWEETS

Amazing Glazed – donuts & custard

Carolina Cupcakery – since 2008

Bergey's Breadbasket – farm pies

## SIPS

Big Ugly Brewing – taproom & patio

The Garage Brewery – Greenbrier

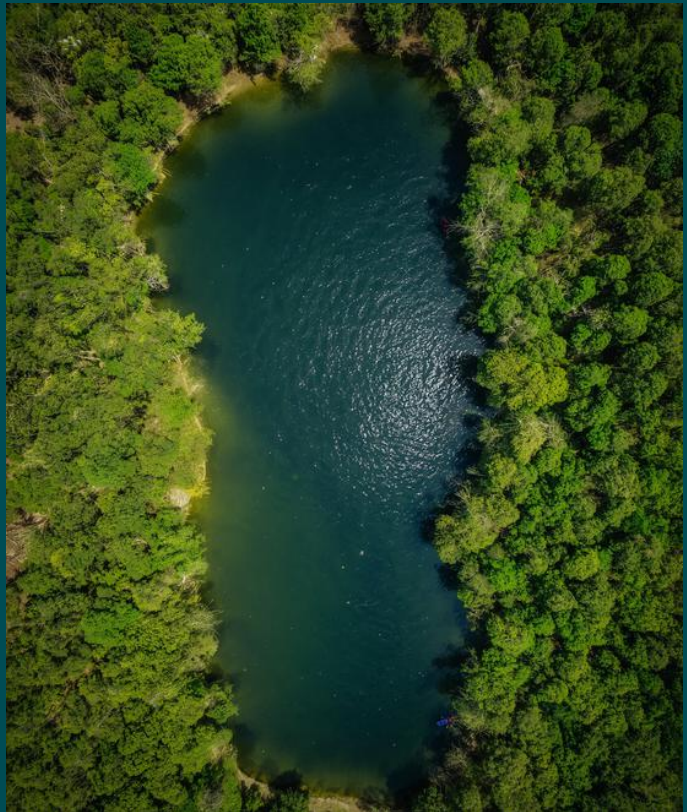
Deep Creek Distilling – small batch



**LOCAL TIP** · In strawberry season, save room for a slice of strawberry pie at Bergey's Breadbasket.

# The Great Outdoors

Great Dismal Swamp NWR – 112,000+ acres of wild swamp and forest  
Dismal Swamp Canal Trail – 8.6 paved, car-free miles  
Northwest River Park – 763 acres, camping and paddling  
Chesapeake Arboretum – free woodland trails and gardens  
Great Bridge Lock Park – fishing, crabbing, boat watching  
Chesapeake City Park – 90 acres, dog park, skate park



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# Dismal Swamp Canal Trail

History and wilderness, side by side

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Beside the oldest continuously operating man-made canal in the country, this 8.6-mile paved trail follows a retired stretch of US-17 from Deep Creek to the North Carolina line.

## WHAT YOU'LL SEE

Tea-dark canal water, swamp forest, 200+ bird species and the occasional black bear.

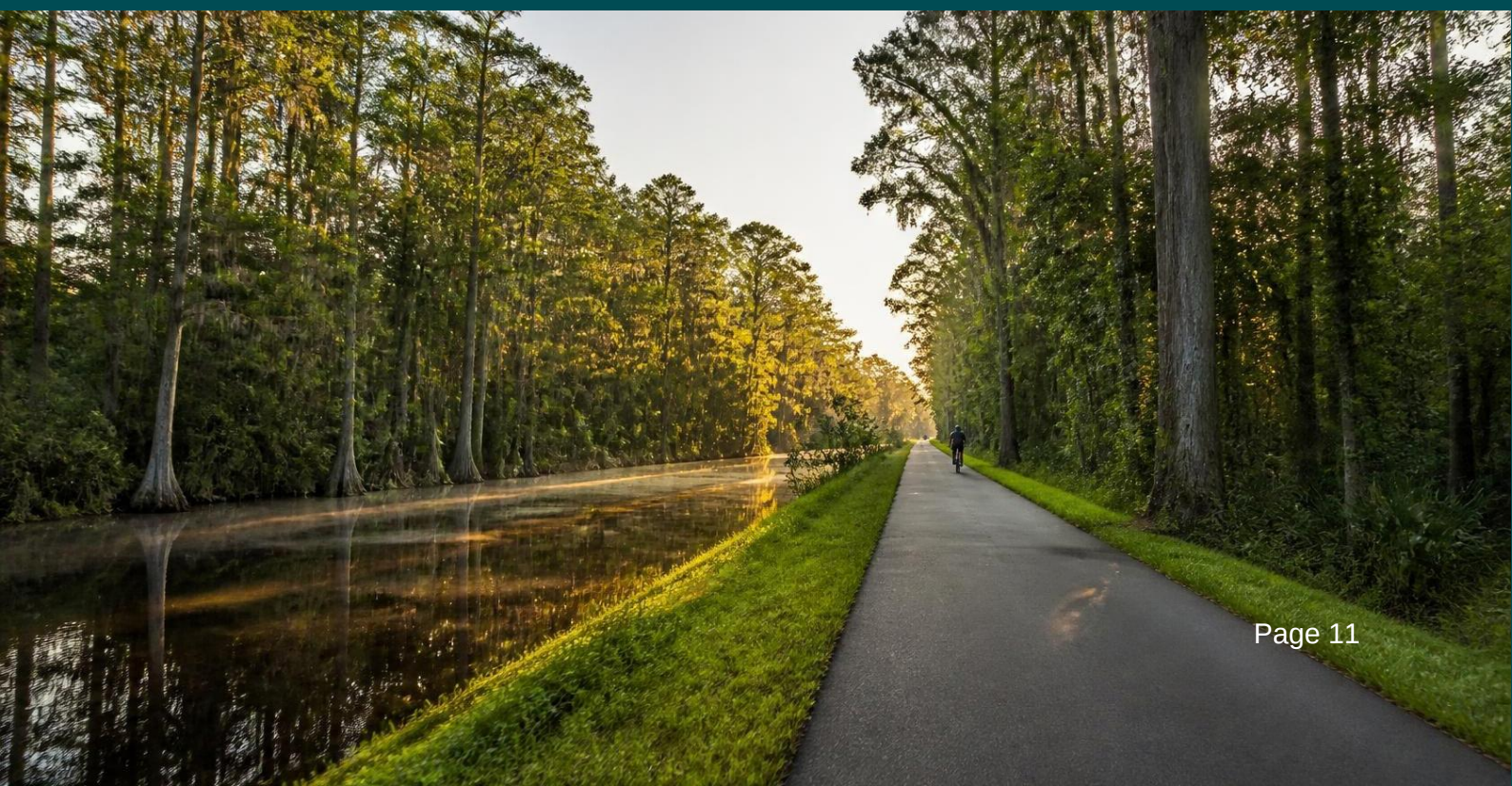
## THE HISTORY

Dug by hand from 1793 and opened in 1805, the canal is part of the region's Underground Railroad story.

## HOW TO GO

Walk, run, bike or ride horseback. Gates keep most of the trail car-free.

**LOCAL TIP** Bring water and bug spray in the warmer months.



# Shop & Play

## SHOP

Greenbrier Mall – since 1981

Towne Place at Greenbrier

Great Bridge – Battlefield Blvd shops

## PLAY

Battlefield & Waterways Museum

GLaZENFYRE – paint-your-own  
pottery

City Park – playground & skate park

## FARM FUN

Spring strawberry picking at Hickory  
Ridge Farm and Bergey's



LOCAL TIP · Strawberry season is short and weather-dependent. Check farm pages before you go.

# A Year in Chesapeake

Mark your calendar



**MAY** Chesapeake Jubilee at City Park: rides, live music and fireworks.

**JUNE** KayaXpedition paddling festival at Oak Grove Lake Park.

**JULY** Celebrate Freedom concert and fireworks at City Park, plus the South Norfolk Fourth of July Parade.

**SEPTEMBER–OCTOBER** The five-acre corn maze at Bergey's Breadbasket.

**OCTOBER** Chesapeake Virginia Wine Festival at City Park, then Chesapeake Restaurant Week.

**DECEMBER** Battle of Great Bridge reenactment weekend near the original battle site.

**DECEMBER** The Chesapeake Rotary Christmas Parade in Great Bridge.

## TIFFANY'S TIP

Dates shift every year, so check [visitchesapeake.com](http://visitchesapeake.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-464 and I-664, US-17 (Dominion Blvd), Route 168 (Battlefield Blvd and the Chesapeake Expressway) and Military Highway

## THE CROSSINGS

The Southern Branch of the Elizabeth River splits the city. Cross it on the I-64 High Rise Bridge, the Gilmerton Bridge or the tolled Veterans Bridge on Dominion Blvd.

## AIRPORTS

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

## TIFFANY'S TIP

"Bridges shape every commute here. Drawbridges open for boats, and tolls apply on the Expressway, Veterans Bridge and the Jordan Bridge to Portsmouth. Tell me where you work and I'll map your commute first."

## 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 side of Chesapeake.

**SEARCH CHESAPEAKE HOMES** →

# Commutes & Military Life

How far is everything from Great Bridge?



## BASES & SHIPYARDS

Norfolk Naval Shipyard 20–25 min

NSA Northwest Annex 25–30 min

NAS Oceana 25–30 min

JEB Little Creek–Fort Story 25–35 min

Naval Station Norfolk 25–35 min

Newport News Shipbuilding 35–45 min

Joint Base Langley–Eustis 40–50 min

## AIRPORTS

Norfolk International (ORF) 20–25 min

Newport News/Williamsburg (PHF) 40–50 min

## MILITARY FAMILIES

Chesapeake is home to NSA Hampton Roads Northwest Annex and Naval Auxiliary Landing Field Fentress, with Norfolk's and Portsmouth's bases close by. Ask me about BAH, PCS timelines and my free PCS guide.

## MAJOR EMPLOYERS

Chesapeake Public Schools, the City of Chesapeake, Chesapeake Regional Medical Center and Dollar Tree's corporate headquarters.

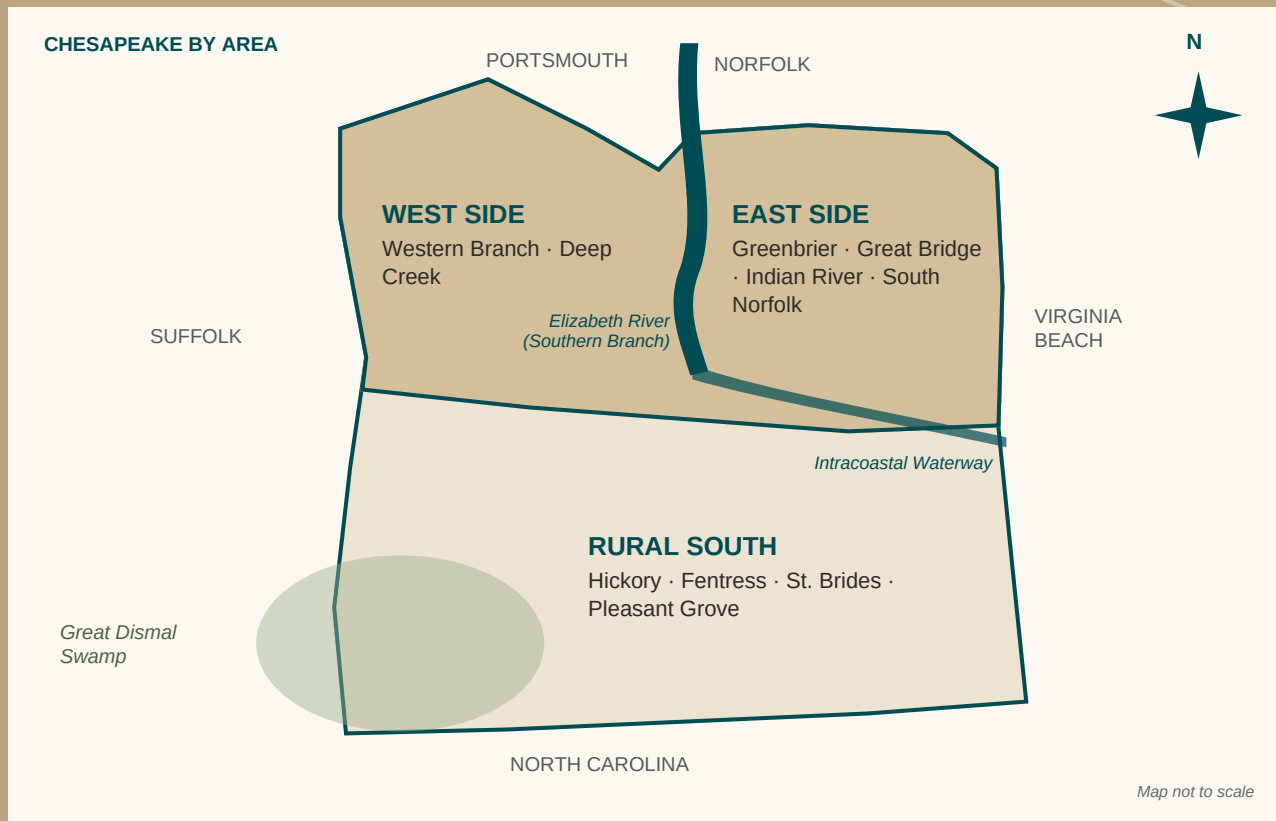
## TIFFANY'S TIP

Times are approximate off-peak drives from Great Bridge near City Hall. Rush hour, bridge openings 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

West side, east side and the rural south



**WEST SIDE** Western Branch and Deep Creek, toward Portsmouth and Suffolk: 1960s–70s ranches, newer subdivisions and waterfront homes.

**EAST SIDE** Early–1900s homes in South Norfolk, townhomes and condos near Greenbrier, and established and newer homes in Great Bridge and Indian River.

**RURAL SOUTH** Hickory, Fentress, St. Brides and Pleasant Grove: farmland, acreage, farmhouses and custom homes on larger lots, out to the North Carolina line.

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

## EXPLORE EACH SIDE

Turn the page for the West Side, then the East Side and the rural south.

**SEARCH CHESAPEAKE HOMES** →

# The West Side

Neighborhood spotlight: Western Branch & Deep Creek



## THE VIBE

Established suburbs west of the Southern Branch, toward Portsmouth and Suffolk, with water on many streets and the historic Dismal Swamp Canal at Deep Creek.

## AREAS TO EXPLORE

Western Branch, Deep Creek and Bowers Hill

## HOUSING STYLES

1960s–70s ranches, newer colonial and craftsman-style subdivisions, townhomes and waterfront homes, some with private docks.

## CLOSE BY

Western Branch Park, Deep Creek Lock Park, the Dismal Swamp Canal Trail and I-664.

[SEARCH WEST SIDE 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 East Side & Rural South

Neighborhood spotlight: Greenbrier, Great Bridge & Hickory



## THE EAST SIDE

Greenbrier's shopping and business district, Great Bridge's historic crossroads near City Hall, and South Norfolk's early-1900s streets toward Norfolk.

## HOUSING STYLES

Townhomes and condos, established and newer single-family homes, and historic homes in South Norfolk.

## HICKORY & THE RURAL SOUTH

Farm stands, strawberry fields and Northwest River Park, south along Battlefield Blvd to the North Carolina line.

## HOUSING STYLES

Acreage, farmhouses and custom homes on larger lots with room to spread out.

[SEARCH CHESAPEAKE 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 Chesapeake Market

A snapshot of where things stand

## \$447K

Median sale price, up about 5.7% from a year ago

## 28 days

Typical time on market

Chesapeake offers a rare range, from historic South Norfolk homes to west-side waterfront to acreage in the rural south, 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, Chesapeake 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 Chesapeake



## WITHIN 30 DAYS

- ☐ Title and register your vehicle with Virginia DMV
- ☐ Set up water & sewer with Chesapeake Public Utilities
- ☐ 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 Chesapeake Public Library card
- ☐ Enroll with Chesapeake 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 Chesapeake 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

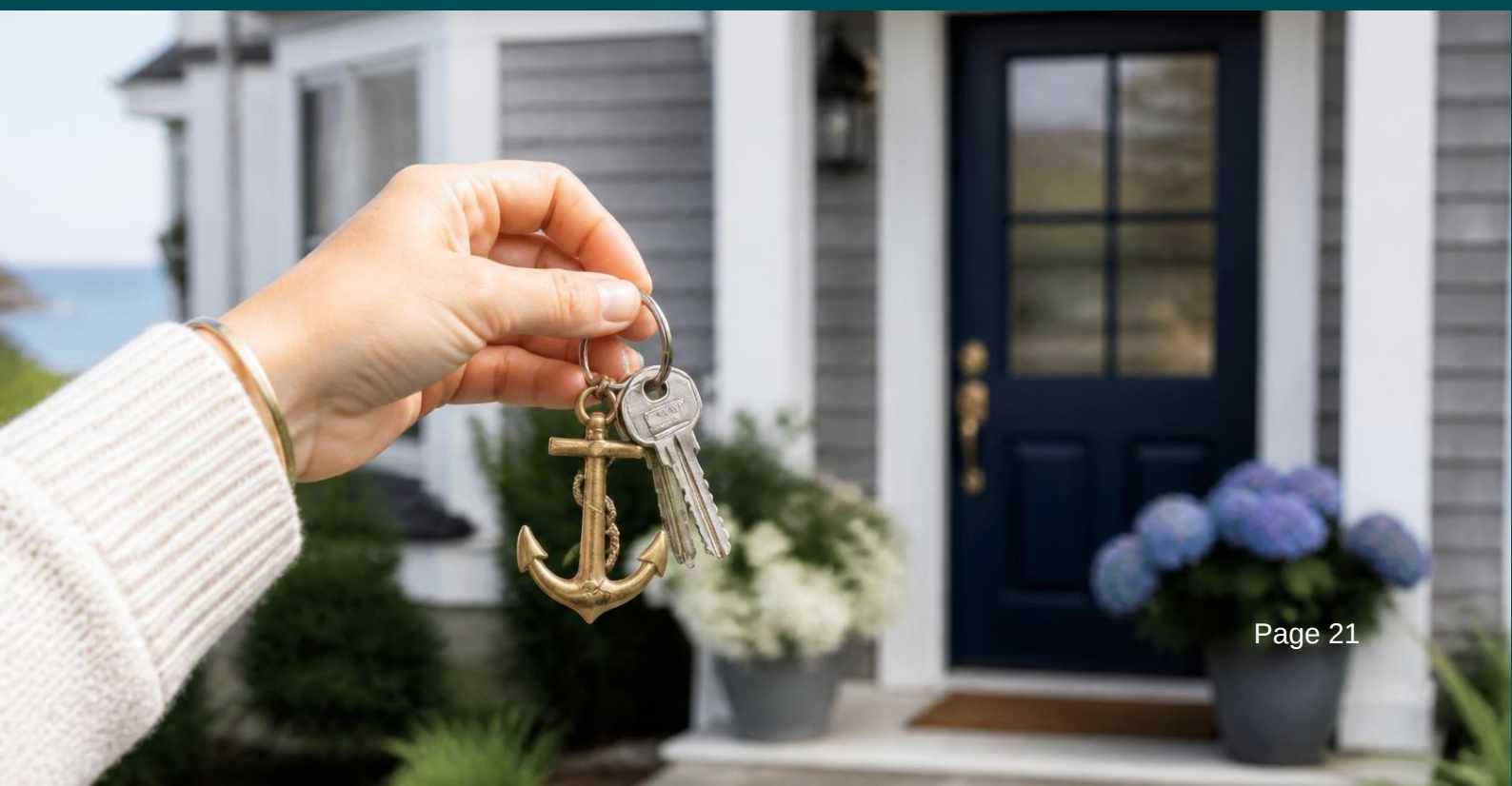
Offers, inspections, appraisal and repairs. I handle the back-and-forth and keep you informed.

## 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

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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 Chesapeake chapter.

**BOOK A CALL WITH TIFFANY** →

# How I Can Help

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



**BUYING** Search every Chesapeake 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 Chesapeake 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](mailto:tiffanymosbyrealtor@gmail.com) · [tiffanymosby.com](http://tiffanymosby.com)

# Let's Find Your Place in Chesapeake



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

[BOOK A PRIVATE CHESAPEAKE TOUR →](#)



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Realtor | Team Leader

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