

MERMAID ISLE

Location:

Mermaid Isle is located on the shores of southwestern County Kerry, Ireland, where Kenmare Bay opens to the Atlantic, just off the famed Ring of Kerry and 6.5 miles (10 km) west of the colorful, bustling shops, pubs and restaurants of Sneem, an overall national winner, and consistent local winner of Ireland's Tidy Town's competitions. Additional shopping, pubs and petrol stations are just two miles west of Mermaid Isle in the hamlet of Castlecove. The sprawling coral sand beaches of Castlecove and Caherdaniel extend from two and six miles to the west.

General Statistics:

Called Mermaid Isle for legendary mermaids of the area, the 25+ acre oceanfront estate, including half of the 26-acre private island, Illaundrane, just offshore, has two homes, an expansive 4500+ sq.ft. medieval-style post & beam waterfront country home and a charming 700+ sq.ft. centuries-old classic fisherman's stone cottage, and outbuildings. Most windows of both houses face south across the sea.

Mermaid Isle's main home sits on its own peninsula with water on three sides. Illaundrane acts as a barrier reef, sheltering the private crystal clear cove, warmed by the Gulf Stream, from Atlantic waves. Admiralty sailing charts list our cove as a safe-moorage for ocean-going yachts. Illaundrane is also used on an internet site as a point-of-reference for marine weather forecasts. Boat launch areas and off-shore moorings are provided next to each of the two homes. A rookery of almost a hundred friendly harbor seals happily play at the end of the sheltered cove. Two seafront California hot-tubs, complement the two residences. Beyond Mermaid Isle's 25+ acres are three additional bonus acres of burnable peat (turbary) to fuel the two home's four fireplaces.

Mermaid Isle Cottage has been featured on HGTV's FineLiving cable television channel in a special show entitled, "Living on the Water". The

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guest cottage was rated as one of their top 80 romantic retreats in the world. It commonly rents for €1750 EUR (about\$2582 USD) per week.

Mermaid Isle Home has been featured on websites and covers of promotional brochures for its building suppliers. The unique custom-designed building is passive solar and environmentally friendly.

Mermaid Isle-Main Home - general measurements:

Ground Floor (First Floor):

- Arboretum/Fully skylit Entrance area
26.5ft. x 18ft. x 18.5ft. high cathedral ceiling
- Great room, Open plan Living/Kitchen/Dining area
29ft. x 19ft.
- Proposed Conservatory
28ft. x 12ft.
- Bathroom #1-ensuite
10.25ft. x 10ft.
- Bedroom #1
19ft. x 10.25ft.
- Laundry Room
8ft. x 7ft.
- Bathroom #2
8.5ft. x 3.5ft.
- Sunroom/Fitness
35ft. x 21ft./9ft./21ft.
- Storage/Library (open to Studio)
12ft. x 8ft.
- Workshop (potential third car garage, or boat storage)
15.5ft. x 9.5ft.
- Garage (two cars) or Gallery
18.5ft. x 17.5ft.

First Floor Up (Second Floor):

- Studio/Possibly two bedrooms
34.5ft. x 27ft. x 9.5ft vaulted ceiling ht.
- Library/Den
29ft. x 12ft.
- Bedroom -master
19ft. x 17ft.
- Walk-in Closet
10ft. x 10ft.
- Bathroom #3 ensuite
13ft. x 11ft.

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Second Floor Up (Third Floor)

- Studio/Possibly fifth bedroom
29ft. x 18.5ft. x 12ft. vaulted ceiling ht.

Mermaid Isle-Main Home: Overall Dimensions:

•The 4572 sq.ft. home, including finished, heated garage and workshop spaces, measures 94ft. x 30.5ft., with two stories on the western side and three stories on the eastern side, 32ft. max. ht. A 28ft. x 12ft. floor-to-ceiling double paned tempered glass 324.5 sq.ft. conservatory is proposed to complement the open plan living room, kitchen, dining area, which would yield a total building area of 4896.5 sq.ft.

Details of Mermaid Isle Main Home:

•Kitchen- The kitchen island is adapted from a heavy 8ft. x 4ft. antique pitch-pine table with custom shelving, wicker baskets, wine rack and drawers built-in below. An Italian 7.5ft x 2ft. stainless steel counter-top contains double sinks with custom wire strainers, pop-up wastes, Italian monobloc tap, and Commander waste disposal, over a built-in Bosch dishwasher and light oak Shaker cabinetry. A Stoves 4ft. wide 1200DFa Dual Fuel Professional Stainless-Steel Range, with seven professional gas burners under cast-iron grates and two fan-assisted electric ovens, will make gourmet chefs out of everyone. That massive range is backed by a custom stainless steel and cast iron full-wall splashback and vented hood. Limestone and marble counter-tops extend from both sides of the range. A stainless steel Liebherr large-capacity refrigerator/freezer provides more than enough food storage, while pots are hung from a custom ceiling-mounted rack with charming nickle-plated lights.

•Three Full Bathrooms- Two baths include both freestanding glass-enclosed marble showers with thermostatic taps and bathtubs (one is double ended). The third bath includes a porcelain shower. Antique leaded lancet church windows, 5ft. x 3ft. and additional windows/skylights, theatrical low-voltage ceiling lighting and antique maritime wall lights illuminate all three bathrooms.

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- General construction: Post and beam construction, pressure-treated Douglas Fir with exposed 10"x10" posts, 12"x6" beams, 11"x2" joists, 8"x4" rafters, 6"x4" purlins, curved 6"x4" braces, and 12"x6" curved medieval-style cruck frames, hand-carved oak pegs.

- All major windows are pairs of 200-year old French casement windows with cremone bolts.

- Secondary windows are triple-paned with double paned clear outer windows over leaded church inner windows, five of which are 6ft. x 3ft. lancet, leaded stained-glass windows. A clear multi-paned church vestibule is in the entranceway.

- Roof windows, nine Velux double-paned opening tempered glass skylights and a fixed triple-pane polycarbonate 18ft. x 14ft. skylight in arboretum area.

- Major entranceway doors are pairs of 180 year-old lancet church doors, 5ft. and 4ft. wide.

- Secondary doors are 200-year-old French doors, with cremone bolts, 5ft. and 4ft. wide.

- Interior doors are 180-year old pitch-pine sacristy doors.

- Stairways- Three sets of 4ft. wide, open-tred 12"- run wooden stairs on 12"x3" stringers.

- Ceilings- Exposed joists, or rafters and purlins over T&G pine.

- Walls- Rough plaster textured, with exposed wooden beams, posts and braces. Marble, limestone and porcelain in kitchen and bathrooms.

- Floors- Wide-plank light T&G oak on main floor, Chinese slate in entrance area, Travertine marble and Italian porcelain in bathrooms, wide-plank T&G pine on upper floors.

- Heating- Geminox Megalithe 65s Oil Burner with zoned double radiators in every room. Two Morso wood/peat burning airtight stoves with stainless steel flues in living room and library/den. Passive-solar heating principles used throughout building.

- Insulation- Walls- 6-8 inch fiberglass insulation, with mylar and aerospace multilayer foil behind radiators and plumbing.

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- Insulation- Ceilings- Unilin rigid foam panels over treated OSB and T&G, Tyvek breathable membrane.

- Insulation- Flooring- Multilayer foil aerospace insulation between wooden joists, rigid foam insulation and damp-proof-course under concrete and slate floors.

- Orientation: The building is oriented so that all the major windows, French casement windows, face true south, over the sea, with smaller triple-pane, casement opening, antique, leaded church windows facing north and west. The rising and setting sun and moon reflect on the calm bay waters.

- Foundation: Built on natural stone outcroppings, the 2530 sq.ft. footprint building is set on a steel reinforced concrete perimeter foundation, with a minimum of 12" thick insulated and damp-proof-course, steel-reinforced concrete slabs at the entrance area, conservatory and the three garage spaces. Huge steel "I" Beams and reinforced concrete posts, and 8" and 10" wide bolted sill plates complement the perimeter foundation.

- Exterior facade: The entire lower facade is clad in antique, weathered, multi-colored and textured, "Blue Bangor" slates, triple-layered over breathable Tyvek and 3/4 inch marine plywood. All slates are affixed with stainless steel screws and silicone. The upper floors are clad with ship-lap, pressure-treated and stained 9"x1" Douglas Fir, with a three-inch overlap. The roof is finished in box-profile deep blue galvanized textured steel with a 30-year warranty.

Mermaid Isle Cottage - General Measurements:

Ground floor (First Floor) interior measurements

(not including 2-3 ft. stone wall thickness):

- Conservatory - dining/living area

20ft. x 12ft.

- Kitchen- dining

18ft. x 11ft.

- Bathroom/laundry room

10ft. x 10ft.

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First floor up (Second Floor):

- Bedroom/sitting area
18ft. x 11ft.

Mermaid Isle Cottage-Overall Specifications:

- Overall Building Footprint:
36ft. x 23.5ft.
- Overall Interior Area (two floors):
716 sq.ft.

Details of Mermaid Isle Cottage:

- Facade/walls: The original exterior and interior stone work has been exposed and repointed. Stone walls are up to three-ft. thick.
- Flooring- Chinese slate in conservatory and kitchen, with ceramic tile in bathroom, T&G wide-plank pine in bedroom.
- Heating- Airtight cast iron peat-burning stove in kitchen fireplace, open fireplace in bedroom, electric storage heater, and oil-filled electric heaters. Passive-solar heating principles are exercised throughout building.
- Insulation- Attic has been double-insulated, as has bathroom walls, foam has been injected between the stonework. Conservatory and bathroom concrete, tile and slate floors are based on rigid foam with damp-proof-course.
- Doors and Windows- All doors and windows have been replaced by custom exterior double-paned French doors and wooden casement units.
- Roofs- The stone cottage is clad in cast concrete roof tiles. The conservatory is covered with translucent triple-paned polycarbonate. The bathroom is covered with triple-paned acrylic.
- Stairway- custom-carved sculptural Monterey Cypress stairway.
- Kitchen- Countertops are 3" thick solid slabs of Monterey Cypress, over antique cupboards made from church stands. All upper cabinets have antique stained glass doors. Kitchen contains: Five-burner professional gas hob. Fan-assisted stainless-steel oven. Waste disposal unit under stainless

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steel sink. Built-in dishwasher. Custom copper vented hood. Large capacity refrigerator under antique pine shutters.

- Bathroom- All bathroom windows and entrance door contain antique, stained glass. The countertop is an Edwardian sideboard inserted with a famed Louis Mulcahy ceramic sink. Lighting fixtures are maritime antiques from the White Star Line (Titanic). Toilet cistern is hidden below pine wainscotting. Electric shower with exhaust fan. Maytag washing machine and vented dryer are hidden behind antique pine shutters.

- Orientation- The Cottage windows face true south, across the bay. The rising and setting sun and moon reflect on the calm bay waters.

Mermaid Isle Grounds/landscape:

- Acreage- 25+ acres of shorefront property, including 13 acres on the 26-acre private island, Illaundrane, just offshore. There are three additional acres of turf bog also included for heating the four fireplaces.

- Hot Tubs- Two 5-6 person, heavily insulated, California Hot-tubs- each directly overlooking the sea.

- Trees- Groves of mature trees near both homes, along roadway and scattered around property.

- Wildflowers- seasonal rainbows of wildflowers paint the landscape with an abundance of daffodils, bluebells, irises, mumbresia, hydranga blooming from mid winter through late fall.

- Sea Life- Seals are very common, their rookery is at the end of our protected bay. Dolphins come by seasonally, Minke whale sightings are rare as are benign plankton-eating Basking Sharks, other common life includes: scallops, lobsters, large crabs, mackerel, pollack, mullet, John Dory, wrasse, leopard sharks, dogfish, plaice, rays, Conger Eels, prawns, an amazing array of inter-tidal fish, shellfish, invertebrates in tidepools, 200 types of sea weed.

- Streams, brooks, waterfalls- cascade beside both buildings and throughout the property.

- Bird Life- A birdwatcher's paradise, with resident Herons, Cormorants, Oystercatchers, Loons (Divers), Curlews, Mergansers, Hawks, Sanderlings,

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Magpies, Rooks (Hooded Crows), Gulls, Gannets, Stone Chats, Swallows, Terns, a large variety of song birds.

- Patios- a patio has been built over the ruins of an ancient building in front of the Cottage, while pressure-treated wooden decking will surround the Main home.

- Water supply- private drilled 280 ft. deep high-pressure well.
- Waste- BioClear aerated waste water treatment plant, and drainage.
- Utilities- mains electricity and phone lines.
- Out-buildings- 45ft. x 15ft. polyvinyl greenhouse, 18ft. x 10ft.

concrete storage shed, assorted stone ruins of ancient homes scattered about the property.

- Boat Launching- Two boat launching areas (next to each building) with boat moorings just offshore.

- Road Access- Private, gated unpaved roadway runs right up to County Kerry's famed Ring of Kerry.

Extra Considerations (check with your solicitor/tax accountant):

- Property Tax- There is No Property Tax.
- Healthcare- Ireland has socialized medicine.
- Income Taxes- American citizens living in Ireland may qualify for an \$87,400 per person U.S. income tax exemption (reciprocal tax treaty)
- Inheritance Tax- Ireland has much more liberal inheritance tax terms than the U.S.
- Capital Gains Tax- Not applied to owner/occupiers in Ireland
- Artists qualify for a 250,000 Euro per person Irish tax deduction

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